

**FOR SALE**

Guide Price £270,000 - £280,000



**Alan Cummings**  
estate agents & valuers

**58 Peverell Terrace, Peverell, Plymouth, PL3 4JL**



- **Exceptionally well presented and comfortably appointed home**
- **Major refurbishment undertaken over the last four years**
- **Porch, spacious reception hall**
- **Downstairs wc, good sized lounge**
- **Large open plan quality modern fitted kitchen/dining room**
- **Utility room, three double bedrooms**
- **Master bedroom with ensuite bathroom, spacious shower room/wc**
- **Landscaped low maintenance front and rear gardens**
- **Side access, garage**
- **Closeby schools and shops**

**THE PROPERTY** An end of terrace house built in the 1930's, which has over the last four years undergone major upgrading, improvement and refurbishment, together with subtle remodelling of the layout, to change what was formerly a four bedroom house into a comfortably appointed three bedroom home. On the ground floor, opened up at the rear, to provide superb open plan living accommodation with a lounge having archway to a generous sized fitted kitchen/dining room. The works done in compliance of relevant regulations.

Major works undertaken over the last four years have included a new roof covering, re-rendered elevations, internally re-plastered, re-decorated, electrical system upgraded, 80% of the windows replaced and fixtures and fittings in the kitchen, utility room, bathroom, ensuite and downstairs wc all newly installed.

The property stands on a good sized rectangular shaped plot, with landscaped low maintenance front garden, side access and to the rear a low maintenance courtyard garden and garage.

**LOCATION** Lying in the pleasant position within this prime popular residential area of Peverell, and with a good variety of local services and amenities found nearby.

**ACCOMMODATION** The property affords the following accommodation. NB The measurements supplied are for guidance only and prospective buyers are advised to check these before committing themselves to any expense.

**ENTRANCE PORCH** 5' 5" x 2' 7" (1.65m x 0.79m)  
 Panelled part glazed door into:

**HALL** 17' 0" x 5' 10" max (5.18m x 1.78m) Picture window and dado rail. Polished timber floorboards. Staircase with carpeted treads rises and turns to the first floor. Understairs storage cupboard.

**WC** Window to the side. Modern white suite with close coupled wc, and vanity wash hand basin with mixer tap and cupboard under. Access to understairs storage cupboard housing the mains electric consumer unit.

**LOUNGE** 18' 3" x 11' 9" (5.56m x 3.58m) max. Wide bay window to the front elevation. Impressive focal feature fireplace with polished composite surround, matching hearth and fitted living flame coal effect gas fire. Professionally prepared floorboards with archway leading through to the kitchen/dining room. Designer radiator.

**KITCHEN/DINING ROOM** 17' 9" x 14' 1" (5.41m x 4.29m) Inpart 23'3" max. Light and airy with french doors from the dining room, overlooking and opening to the rear. two further windows to both sides and a second double glazed back door. Spacious dining area, with professionally prepared floorboards. designer radiator. Openly connected to the kitchen.

**KITCHEN** Modern fitted with an excellent range of cupboard and drawer storage, breakfast bar, glass splashbacks, inset Carron Phoenix granite one and half bowl sink unit with chrome mixer tap, quality integrated appliances include separate fridge and freezer, automatic dishwasher, high quality Samsung split oven, and Samsung combination oven, with warming drawer under, Samsung induction hob with glass splashback and illuminated extractor hood over. Further designer radiator. Various lighting including downlighters, three halogen breakfast bar lights and pendant light point in the dining area. Range of under unit lighting.



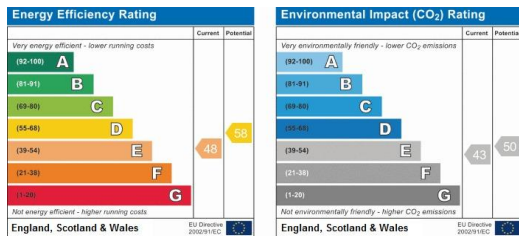
GROUND FLOOR  
APPROX. FLOOR  
AREA 562 SQ.FT.  
(52.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 543 SQ.FT.  
(50.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1106 SQ.FT. (102.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**UTILITY ROOM** 5' 10" x 5' 0" (1.78m x 1.52m) Fitted worksurface with cupboard storage, incorporating Ideal gas fired boiler servicing central heating and domestic hot water, integrated automatic washing machine and integrated tumble dryer, fitted externally vented.

**FIRST FLOOR**

**LANDING** Window to the side. Various downlighters. Access hatch to insulated loft which is part boarded.

**MASTER BEDROOM** 15' 9" x 9' 10" (4.8m x 3m) floor area. Wide bay window to the front. Built-in wardrobes to either side of the chimney breast. Door to:

**ENSUITE BATHROOM** Patterned obscured glazed window to the front. Quality white suite with deep panelled bath having side set mixer tap and separate wall mounted thermostatic shower incorporating handheld mixer and overhead douche spray, glazed shower screen, Laura Ashley circular vanity wash hand basin with chrome mixer tap and cupboard under, mirror behind, Heritage white wc. Tiled floor with underfloor heating.

**BEDROOM TWO** 11' 3" x 9' 6" (3.43m x 2.9m) Window to the rear. Built-in wardrobe.

**BEDROOM THREE** 10' 1" x 9' 0" (3.07m x 2.74m) Window to the side.

**SHOWER ROOM** Two windows to the side elevation. Quality white suite with Laura Ashley circular wash hand basin with chrome mixer tap, mirror behind, cupboard under, Heritage wc, double sized walk-in shower with thermostatic shower controls incorporating handheld mixer and large overhead douche spray, glazed shower screen, tiled splashbacks. Chrome ladder radiator. Underfloor heating.

**EXTERNALLY** Decorative iron gates opens into a level path leading up to the front door. Attractive landscaped and laid out for minimal maintenance with sandstone paving and pathways, covered with Cotswold style decorative stone chippings. Enclosed by wall boundaries. Path along the side, leading to a gate giving access to the rear.

Here, a walled enclosed courtyard garden with a paved patio area, and decked patio. Enclosed by wall boundaries with pedestrian gate to the rear service lane. External lighting.

**GARAGE** 14' 4" x 11' 3" (4.37m x 3.43m) Garage door to rear service lane and door and window to the garden.

**TENURE FREEHOLD COUNCIL TAX BAND C**

**CONNECTED INTEREST** Under the Estate Agents Act 1979 we advise all prospective purchasers that Alan Cummings & Co disclose a personal interest in the sale of this property.

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