

FOR SALE

Guide Price £250,000 - £260,000



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estate agents & valuers

66 Trelawney Road, Peverell, Plymouth, PL3 4JY



- **Most well presented late Victorian terraced house**
- **Well proportioned light and airy accommodation**
- **Good sized lounge with recently fitted log burning stove**
- **Separate dining room, spacious modern fitted kitchen**
- **Downstairs shower room/wc, useful utility room**
- **Four bedrooms, modern bathroom/wc**
- **Low maintenance front area**
- **Delightful enclosed walled courtyard garden to rear**

THE PROPERTY An exceptionally well presented terraced house, which is understood to have been built in the late Victorian era, circa 1900. The property looked after and maintained to a high standard, upgraded and improved over the years, and for example having the benefit of part new roof in 2012, downstairs shower room and bathroom replaced circa 2011, new log burning stove with flue in 2017, the kitchen refitted in 2018 and externally redecorated in the summer 2019. A most well presented and comfortable appointed home.

LOCATION Set in this prime popular established residential area of Peverell, the property lying relatively close to Central Park. With a good variety of local services and amenities found nearby including a corner shop opposite, the facilities at Hyde Park and on Mutley Plain. The position is convenient for access into the city and closeby connections to major routes in other directions.

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.

Recently replaced panelled front door, with arched double glazed window light over into:

GROUND FLOOR

ENTRANCE LOBBY Dado rail with period panelling under, period tiled floor, panelled part glazed door into:

HALL Natural timber floorboards, staircase with carved and turned newel post, timber banister and rail, and carpeted treads rises in a straight run to the first floor. Useful understairs area. Storage cupboard.

LOUNGE 15' 11" x 12' 9" (4.85m x 3.89m) Wide box bay window to the front. Focal feature fireplace with white Portuguese lime stone surround, polished slate hearth and fitted Newman Vista solid fuel stove with lined flue. Polished timber floorboards. Decorative coved ceiling with ceiling rose, picture rail.

DINING ROOM 13' 0" x 10' 0" (3.96m x 3.05m) Window to the rear. Coved ceiling with ceiling rose and picture rail. Focal feature period fireplace.

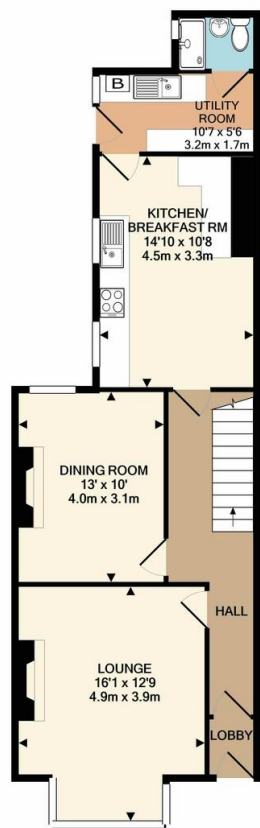
KITCHEN/BREAKFAST ROOM 14' 10" x 10' 8" (4.52m x 3.25m) Two windows to side elevation. Modern fitted with a range of cupboard and drawer storage set in wall and base units, roll edge worksurfaces with tiled splashbacks, inset stainless steel sink with chrome mixer tap, integrated appliances include four ring variable sized gas hob with tiled splashback and illuminated extractor hood over, electric oven under, integrated automatic dishwasher and space for upright fridge/freezer. Door to:

UTILITY ROOM 10' 7" x 5' 6" (3.23m x 1.68m) Pvc double glazed window and adjoining door to the rear. Two worksurfaces. Tiled splashbacks, inset stainless steel sink, two spaces and plumbing suitable for automatic washing machine and tumble dryer. Wall mounted Worcester gas fired boiler servicing central heating and domestic hot water. Door to:

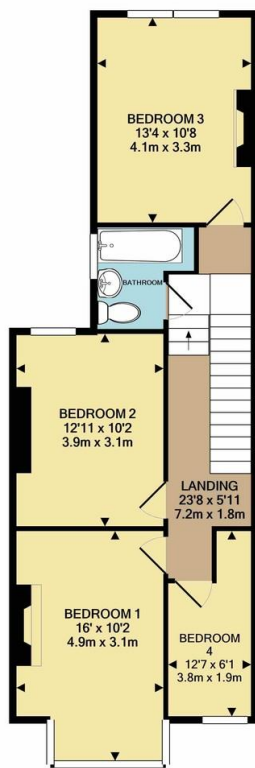
SHOWER ROOM Window to the side. Modern fitted with close coupled wc, and vanity wash hand basin with cupboard under. tiled shower with thermostatic shower control.

FIRST FLOOR

LANDING Timber balustrade leads to the stairwell. High level double glazed window to the rear.



GROUND FLOOR
APPROX. FLOOR
AREA 675 SQ.FT.
(62.7 SQ.M.)

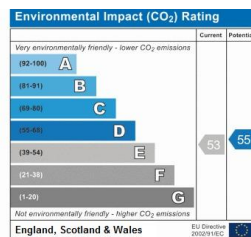
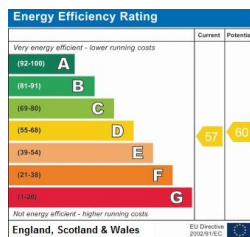


1ST FLOOR
APPROX. FLOOR
AREA 657 SQ.FT.
(61.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1332 SQ.FT. (123.7 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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BEDROOM ONE 16' 0" x 10' 2" (4.88m x 3.1m) Wide box bay window to the front elevation. Decorative coved ceiling with ceiling rose. Focal feature period fireplace with cast iron fireback, tiled slips and period tiled hearth.

BEDROOM TWO 12' 11" x 10' 0" (3.94m x 3.05m) Window overlooking the rear. Picture rail.

BEDROOM THREE 13' 4" x 10' 8" (4.06m x 3.25m) Window overlooking the back garden. Coved ceiling with ceiling rose, picture rail. Sealed and vented chimney breast with timber surround.

BEDROOM FOUR 12' 7" x 6' 1" max (3.84m x 1.85m) Window to the front. Decorative coved ceiling. Built-in wardrobe/cupboard.

BATHROOM Obscured glazed window to the side. Modern white suite with close coupled wc, pedestal wash hand basin, panelled bath with side set mixer tap and Mira thermostatically controlled over, shower screen and white ripple wall tiling.

EXTERNALLY An area of low maintenance front garden, covered with slate stone chippings.

To the rear a walled enclosed private courtyard garden, attractively laid out with a raised border on one side, and the main part with an area of artificial lawn, stone and brick walled boundaries, pedestrian gate opens to the rear service lane, clothes washing line, external lighting and a useful garden store with power/lighting. Outside water tap.

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