



Offers in excess of £130,000

A spacious and characterful one-bedroom ground floor period flat, ideally situated on the sought-after Peverell Park Road. Offered to the market with no onward chain, this charming home combines generous proportions with a wealth of original features, making it an ideal first-time purchase, investment, or downsizing opportunity. The property showcases beautiful period detailing throughout, including high ceilings, ornate cornicing, ceiling roses, stripped wooden floorboards, feature fireplaces and traditional timber joinery. The impressive bay-fronted lounge provides a bright and elegant main living space, enhanced by large windows and original features that create a warm and inviting atmosphere. To the rear, the property continues to impress with a generous double bedroom benefiting from built-in storage, a feature fireplace and direct access to the courtyard garden via French doors. A separate dining room offers additional versatile living space and flows through an attractive archway into the kitchen, creating a practical and sociable layout. The kitchen is well-proportioned with ample worktop and storage space, while the accommodation is completed by a bathroom and separate WC. Externally, the property benefits from an enclosed rear courtyard and the rare advantage of off-road parking. This is a fantastic opportunity to acquire a period home full of charm and potential in one of Plymouth's most desirable residential locations.

Peverell Park Road, Plymouth, PL3 4NB

Accommodation Comprises

Lounge — 5.08m x 4.43m (16`8" x 14`7")

Impressive bay-fronted reception room with high ceilings, ornate cornicing, ceiling rose, stripped wooden flooring, feature fireplace and large windows allowing excellent natural light.

Bedroom — 4.09m x 4.04m (13`5" x 13`3")

Generous double bedroom with period features, built-in storage/display units, feature fireplace and French doors opening onto the rear courtyard.

Dining Room — 3.75m x 3.77m (12`4" x 12`4")

Spacious and versatile reception room with wooden flooring, decorative fireplace, window to side and open archway into the kitchen.

Kitchen — 3.40m x 3.77m (11`2" x 12`4")

Well-sized kitchen fitted with a range of wall and base units, work surfaces, tiled splashbacks, sink and drainer, space for appliances and access to the rear courtyard.

Bathroom

Fitted with panelled bath with shower over, pedestal wash hand basin and window to the side.

Separate WC

Convenient separate cloakroom.

Hallway

Central entrance hall providing access to all principal rooms.

Outside

Front garden with pathway leading to the entrance. Enclosed rear courtyard garden with gated access and valuable off-road parking.

Other Information

Lease length remaining 900+ years

Service Charge - £0

Ground Rent - £0

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

