

**Price £275,000**



**7 GANNA PARK ROAD, PEVERELL, PLYMOUTH, PL3 4NN**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**

## FULL DESCRIPTION

Lawson are delighted to market this beautifully appointed, character terrace family home in the heart of Peverell, just a short walk from excellent schooling, all amenities, regular transport links and Central Park. The property benefits from well maintained accommodation arranged over two floors comprising, a covered porchway to a composite front door leading into an inner porch with a moulded ceiling, oak flooring, inset floormat and then etched glass door leading into the hallway. The hallway has carpeted stairs to the first floor landing with painted and craved newel post, spindles and handrail, under stair storage, moulded ceiling, ceiling rose, oak flooring and a doorway to the sitting room.

The sitting room has a large box bay window to the front elevation, moulded ceiling, ceiling rose, picture rail, a feature living flame gas fire with tiled back panelled hearth and wooden surround and mantle. The kitchen/dining room is presented to a really high standard with a picture rail, oak flooring, full range of base and eye level shaker style units with post formed and roll top worksurfaces, one and a half bowl stainless steel sink unit, integral dishwasher, Hotpoint double oven, four burner hob, filter canopy, space for fridge freezer, windows and a doorway to the rear garden.

From the main hallway, carpeted stairs ascend to the first floor landing with a large pull down loft access and a doorway to bedroom one. Bedroom one is a large double room with a box bay window to the front elevation, picture rail, period fireplace with a wooden surround and mantle and tiled insert. Bedroom two is a further double room with a window to the rear elevation, picture rail and a fitted wardrobe/storage cupboard. Bedroom three is a large single and has a window to the front and picture rail. The shower room is fitted with a matching white 3 piece suite comprising, a low level WC, pedestal wash hand basin and a tiled shower cubicle with a folding glass screen and a Mira direct feed shower unit with drencher head, full height tiling to all walls, wood effect flooring, panelled ceiling with inset spotlights and a window to the rear.

Externally, the front garden is fully enclosed with railings and has flower, shrub beds and borders, a gateway and path leading to the front door. A particular feature of the property is the beautifully presented west facing rear garden which is fully wall enclosed with a flagged patio, level lawn, raised beds with mature acer and crab apple.

There is an external utility with power and light, plumbing for a washing machine and a wall mounted Worcester combination boiler.

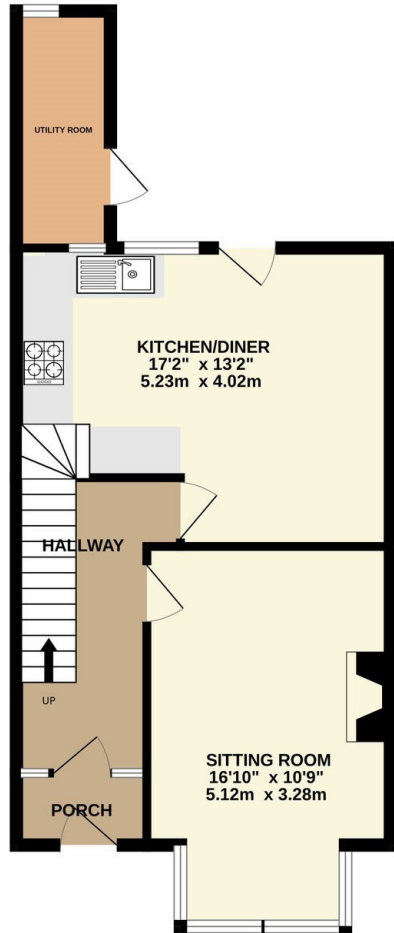
## PEVERELL

Two of the main roads are named Peverell Park Road and Weston Park Road. The area now consists mostly of Edwardian terraced houses. Peverell borders Central Park, often known as "the green lung" of Plymouth which is a very popular recreational area for, and is home to Plymouth Life Centre and Plymouth Argyle's Home Park football stadium. Primary schooling is provided by Montpelier and Hyde Park Primary School (whilst the Hyde Park area offers a popular shopping parade). Mutley Plain and Plymouth Station are considered to be within walking distance, by most. The Hyde Park Pub, on the periphery of Peverell, is a popular gastro/local pub. Peverell is seen by residents as a safe solid and central area with a good quality housing stock and few social problems. The terms on which the land was sold for development at the turn of the twentieth century stipulated that no licensed premises (pubs), should be built on the land, as the seller was a strict abstainer. This has resulted in the district having a residential atmosphere.

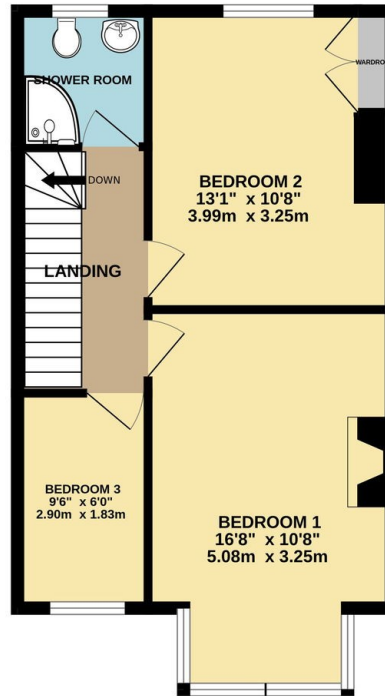


## FLOOR PLAN

GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2024.

### ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

### UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage is likely, broadband connection potential is FTTP, FTTC and ADSL.

### VIEWING

By appointment with Lawson

### OUTGOINGS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2023/2024 is £1968.77 (by internet enquiry with Plymouth City Council). These details are subject to change.

### FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2024.

### BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf of the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

