

**Offers over £300,000**

**LAWSON**  
Estate Agency...Only Better



**48 WEMBURY PARK ROAD, PEVERELL, PLYMOUTH, PL3 4NG**

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

## FULL DESCRIPTION

Lawson are delighted to market this beautifully appointed, character terraced family home, retaining many of its original features benefitting from a well-maintained accommodation arranged over two floors comprising, original wooden front door leading to an entrance vestibule. The entrance vestibule has mosaic tiled floor, half height striped wooden panelling with decorative inset tiles and striped door into the main hallway. The main hallway has painted stairs to the first floor landing with a polished and carved newel post, handrail and spindles, ample under stairs storage.

A doorway leads into the sitting room with a large box bay window to the front elevation, ceiling rose, moulded ceiling, picture rail and a feature fire place with wooden surround, mantle and cast iron insert with decorative tiles and tiled hearth, striped wooden flooring and double sliding doors lead into the dining room. The dining room has French doors leading to the rear garden, moulded ceiling with ceiling rose, picture rail and large fitted recess cupboards with glazed doors, a further period fireplace with wooden surround and mantle, insert cast iron hearth with decorative tiles and striped wooden flooring.

The breakfast room has French doors leading to the courtyard garden, a large exposed fireplace, fitted recess storage cupboards with striped doors and drawers and then an opening through into the kitchen. The kitchen is fitted with a matching range base and eye level storage cupboards with post formed and roll top worksurfaces, an integral electric cooker, five burner hob, filter canopy, fridge, freezer, dishwasher, plumbing for a washing machine, one and a half bowl ceramic sink unit, vaulted ceiling with spotlights, Velux window and a window to the side elevation.

From the main hallway, stairs ascend to the first floor landing with a window to the rear elevation, large built in storage cupboard, loft access (the loft space has three Velux windows installed) and a doorway to the bathroom. The bathroom is fitted with a matching white 3 piece suite comprising, a roll top bath with a telephone style mixer tap, pedestal wash hand basin, walk in shower cubicle with drencher head, window to the rear elevation, half height tiling and a wall mounted Ideal Logic combination boiler, chrome towel rail and a fitted cupboard. The cloakroom has a low level WC and a window to the side elevation.

A doorway leads to bedroom one which is a double room with a bay window to the front elevation, moulded ceiling and picture rail. Bedroom two is a further double room with a window to the rear, picture rail, feature fireplace with a cast iron insert with decorative tiles and a painted slate surround and mantle. Bedroom three is a large single room with a window to the front and a moulded ceiling.

Externally, the front garden is gravelled for ease of maintenance with a range of mature shrubs. The rear courtyard garden is flagged and fully fence enclosed with a large secure workshop that includes power and light.

## **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



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 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.  
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## 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 connections are ADSL, FTTC, FTTP.

## 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 £1,968.77 (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.

Lawson themselves on behalf for 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) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

