



Rowden Street
 Peverell, Plymouth
 PL3 4NQ

Guide Price £270,000 - £280,000

LUKE BOON
 powered by **exp** UK



Luke Boon - Personal Estate Agent

01752 295996

07810 601 815

luke.boon@exp.uk.com

lukeboon.exp.uk.com

@lukeboonestateagent



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Graph

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Located in the heart of the city, Peverell is a very popular residential area of Plymouth. Offering easy access into the City Centre, plus Mutley Plain and Central Park.

With a host of local amenities located in Peverell, including national and local traders, bus routes and local schooling located close by.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

You enter the property via a composite door which opens into the hallway. The hallway leads through into the open plan kitchen/dining room and has a door leading into the lounge. There is space for shoes and coats and is fitted with LVT Herringbone flooring.

The lounge is beautifully presented, with a living flame fire inset within the media wall and a large bay window to the front elevation. There is parquet flooring to finish.

Located at the rear of the property is the open plan kitchen/dining room. The room is superbly presented, with a wide range of wall and base mounted units, with a mixture of marble and solid wood work surfaces. The kitchen area has a range of fitted appliances, including a fridge/freezer, washing machine, four ring induction hob with electric fan assisted oven under and an extraction hood. There is a sink with a matte black mixer tap.

The room has French doors opening out onto the rear garden, stairs leading up to the first floor with a glass balustrade and a door opening into the bathroom. Upstairs, the first floor landing leads through to all three bedrooms. There is a loft hatch providing access into the loft.

The main bedroom is located at the front of the property and has a large bay window to the front elevation. The headboard is fixed with strip lighting behind and access into a walk in wardrobe. There is plumbing hidden within the wardrobe to convert the space back into an en-suite.

Bedroom two is a good double size and has a window to the rear elevation and a fitted wardrobe. Bedroom three is a single room which could also be used as a home office space.

The bathroom is located downstairs and has a bath, a large walk in shower with matte black finishes, a hand wash basin and a low level w/c. There is a matte black heated towel rail, tiled splash backs, tiled flooring, an obscured window to the rear elevation and an extraction fan to finish.

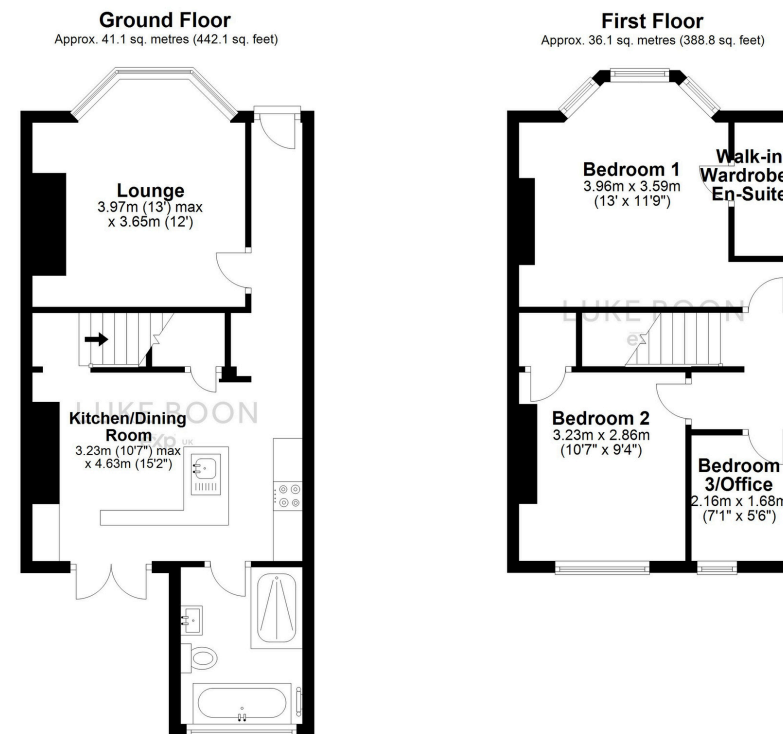
Externally, the rear garden has been landscaped and has a large composite decked area, with steps down to a large artificial lawn. The lawn is a good size, with an additional decked area, with access to a large storage area which is under the composite decked area. There is a gate leading out onto the rear service lane.

Tenure - Freehold

Services - Mains Water, Electricity, Drainage & Gas

EPC - D 61/85

Council Tax Band - B



Total area: approx. 77.2 sq. metres (830.9 sq. feet)

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