



108 Trelawney Road, Peverell, Plymouth, PL3 4JZ

Guide Price £325,000

This generously proportioned three-bedroom Victorian home has been thoughtfully renovated by the current owners, combining classic features with modern updates to create a move-in ready family residence.

Behind its characterful façade, the property has been comprehensively improved throughout, giving a fresh, contemporary feel while still showcasing its period charm — including original coving, ceiling roses, picture rails and a striking encaustic tiled entrance vestibule.

The ground floor offers two spacious reception rooms: a bay-fronted living room with decorative gas fireplace, and a separate dining room overlooking the rear garden. The kitchen/breakfast room has been fully refitted with modern cabinetry, integrated appliances, with a useful utility area and downstairs WC beyond.

Upstairs, you'll find three well-proportioned bedrooms, including a particularly large master that could, if desired, be reconfigured to create an additional bedroom or office space. The modern, updated bathroom features a panelled bath, enclosed shower, pedestal basin and WC.

Additional updates include a full rewire and the installation of a new damp-proof course, ensuring the home is as sound as it is stylish.

Outside, the charming enclosed rear garden offers a quiet, private retreat, with lawn, mature borders, and raised decking area. There's also rear access via a service lane.

Located just a short stroll from Central Park and within easy reach of excellent local schools, amenities, and commuter routes, this is a standout home in one of Plymouth's most sought-after residential areas.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.





TOTAL FLOOR AREA: 1217 sq. ft. (113.1 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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