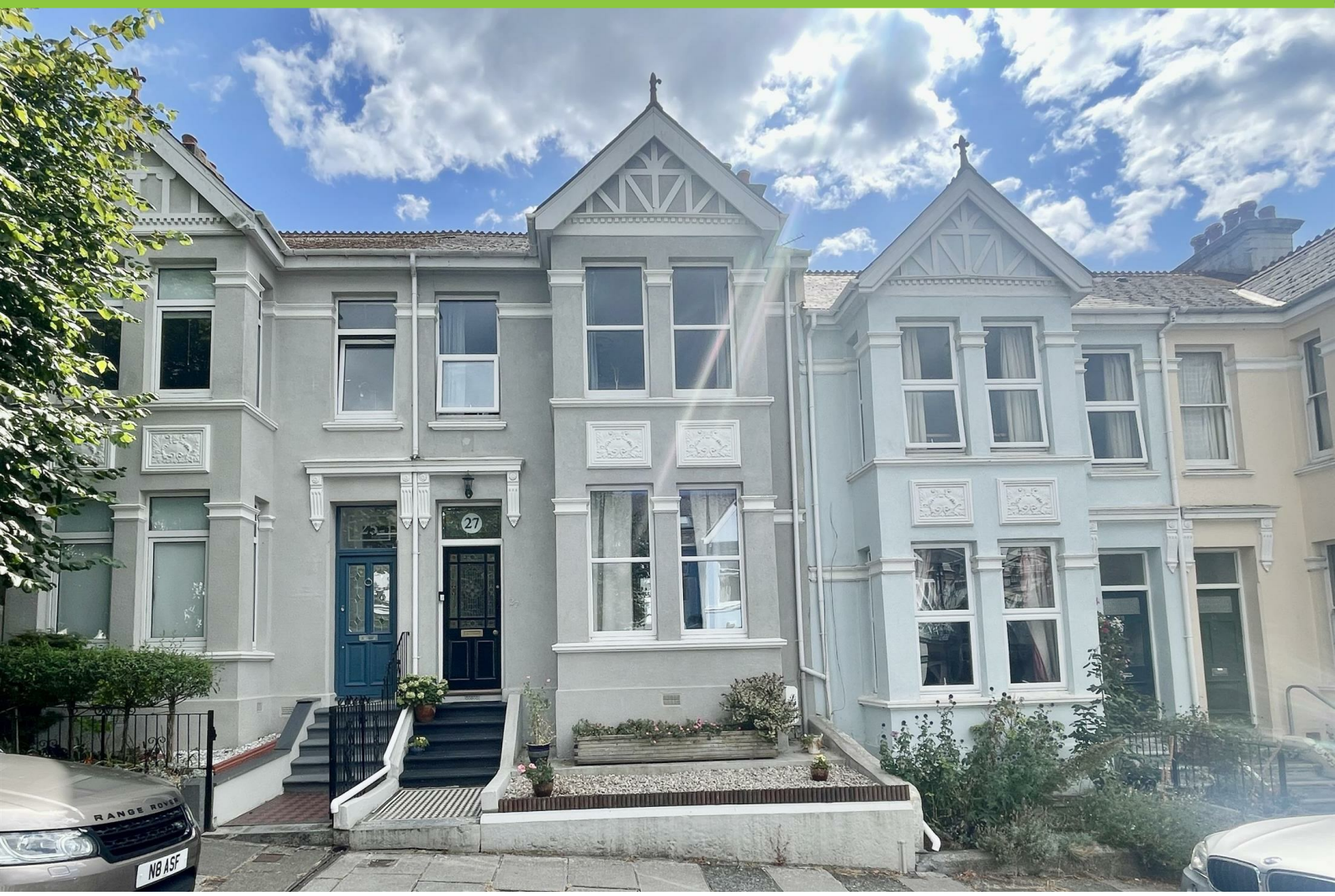
Julian Marks
ESTATE AGENTS
PEOPLE, PASSION AND SERVICE



27 Quarry Park Road

Peverell, Plymouth, PL3 4LW

Offers Over £300,000

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Peverell, Plymouth, PL3 4LW

Offers Over £300,000







QUARRY PARK ROAD, PEVERELL, PLYMOUTH, PL3 4LW

SUMMARY

A most well presented, characterful period-built mid-terraced house, thought to date back circa 1903. The property has been improved & refurbished, particularly with redecoration, upgrading of flooring & a new boiler fitted in November 2025. The accommodation comprises an entrance lobby, hall, a good sized, bay-fronted lounge with a working period fireplace & an archway to the dining room, also with a period fireplace. A spacious, attractively fitted kitchen/breakfast room with quality integrated appliances. At 1st floor level, the landing gives access to 3 double bedrooms, a well appointed bathroom & a separate wc. Externally, small frontage & smart appearance. To the rear, a delightful, landscaped, low maintenance, walled & enclosed courtyard garden, enjoying a southerly aspect, ideal for alfresco entertaining.

LOCATION

Found in this popular & established residential area of Peverell with a good variety of local services & amenities to hand. There is convenient access into the city & close-by connections to major routes in other directions. This property is located on the southerly side of the street & enjoys day long sunshine in the rear garden.

ACCOMMODATION

Smart front door with decorative glazing & matching glazed panel over into:-

GROUND FLOOR

ENTRANCE LOBBY

3'9 x 3'6 (1.14m x 1.07m)

Glazed door into:-

HALL

Staircase rises to the 1st floor. 3 useful under-stairs storage cupboards, 1 with clothes hanging space, 1 shelved & 1 housing the mains electric meter & consumer unit.

LOUNGE

16' x 12'11 (4.88m x 3.94m)

Box bay window to the front elevation. Focal feature fireplace with timber surround, cast iron fireback & slate hearth. Wide archway into:-

DINING ROOM

12'11 x 10'4 (3.94m x 3.15m)

French doors overlook & open to the rear. Period fireplace with timber surround, ornate fireback & slate hearth.

KITCHEN/BREAKFAST ROOM

14'10 x 10'9 overall (4.52m x 3.28m overall)

Dual aspect with windows to the side & rear, overlooking the courtyard garden. Quality fitted, integrated kitchen with an excellent range of cupboard & drawer storage. Fireplace recess with hardwood overmantel, extractor fan & space for range-style cooker. Contemporary enamel sink with chrome mixer tap. Hardwood oak stave work surfaces with matching up-stands. SMEG integrated dishwasher.

FIRST FLOOR

LANDING
Long & wide. Built-in wardrobe.

BEDROOM ONE
17'3 x 16' maximum (5.26m x 4.88m maximum)
Wide box bay window to the front. Further window. Coved ceiling. Ceiling rose. Picture rail. Pendant light point & 4 downlights.

BEDROOM TWO
12'9 x 10'4 (3.89m x 3.15m)
Window to the rear. Coved ceiling. Picture rail.

BEDROOM THREE
10'4 x 8'7 (3.15m x 2.62m)
Window to the rear. Coved ceiling. 3 downlighters. Access hatch to loft.

BATHROOM
5'10 x 5'10 (1.78m x 1.78m)
Window to the side. 'P' panelled bath with glazed shower screen, overhead thermostatic shower & side-set mixer tap. Pedestal wash-hand basin. Access hatch to loft.

WC
4' x 2'9 (1.22m x 0.84m)
Window to the side. White & modern wc.

EXTERNALLY
Attractive finish with tiled area & steps to front door. To the rear, a delightful wall, enclosed & southerly facing courtyard garden. Stone wall boundaries. Laid out for minimum maintenance with stone paving. Pergola. Cold water tap. Pedestrian gate to service lane. Ideal for alfresco entertaining.

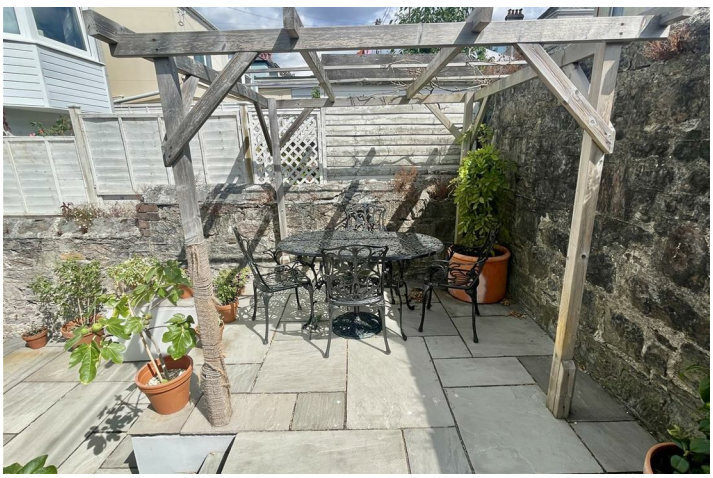
COUNCIL TAX
Plymouth City Council
Council Tax Band: C

SERVICES
The property is connected to all the mains services: gas, electricity, water & drainage.









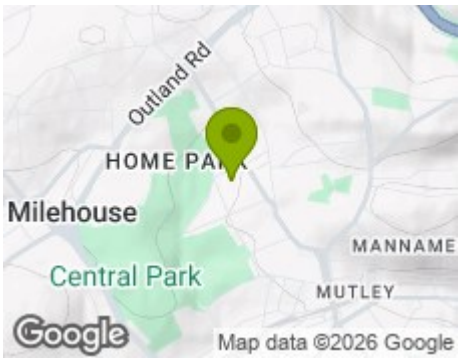
Road Map



Hybrid Map



Terrain Map



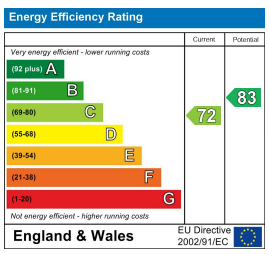
Floor Plan

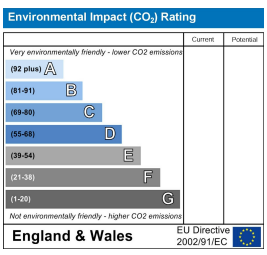


Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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