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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

02/1/26 6051

Floor Plans...



Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH
HOMES ESTATE AGENTS



POPULAR LOCATION
BEAUTIFULLY PRESENTED
TWO RECEPTIONS
TWO BEDROOMS
GOOD SIZED KITCHEN
OPEN FIREPLACE
WALLED COURTYARD

**43 Lydford Park Road, Peverell,
Plymouth, PL3 4LQ**

We feel you may buy this property because...
'Of the ever-popular location and well-presented accommodation on offer.'

**Offers In Excess Of
£235,000**

www.plymouthhomes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		82
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Number of Bedrooms
Two Double Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking

Outside Space
Walled Courtyard

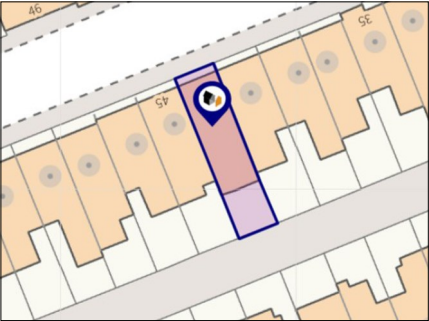
Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,200
Home or Investment
Property: £13,950

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing...

This beautifully presented and spacious home is located within the popular residential location of Peverell and lies close to Central Park. Internally the accommodation offers entrance vestibule and hallway, bay fronted lounge with feature open fireplace, dining area, a good-sized kitchen, downstairs bathroom and two first floor, large double bedrooms. Further benefits include double glazing, central heating and externally there is an enclosed walled garden. Plymouth Homes advise an early viewing to fully appreciate this charming period home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a uPVC part glazed entrance door opening into the entrance vestibule.

ENTRANCE VESTIBULE

With dado and picture rails, coving to ceiling, open plan into the entrance hall.

ENTRANCE HALL

With dado rail, coving to ceiling, decorative corbels, understairs storage cupboard, door into the lounge.

LOUNGE

3.91m (12'10") max x 3.29m (10'9")

A beautiful room, with double glazed bay window to the front, feature open fireplace set within a decorative surround, radiator, wooden floorboards, picture rail, coving to ceiling, open plan into the dining area.

DINING AREA

4.37m (14'4") max x 3.80m (12'6")

With built in storage cupboard into alcove with glass display front, radiator, wooden floorboards, picture rail, coving to ceiling, stairs rising to the first floor, open plan into the kitchen.



KITCHEN

4.22m (13'10") max x 3.75m (12'4")

A good sized kitchen, fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, two extractor fans, wall mounted boiler serving the heating system and domestic hot water, spaces for dishwasher, washing machine, tumble dryer and cooker, double glazed window to the rear, radiator, Velux window skylight, glazed uPVC door opening to the rear, door into the bathroom.

BATHROOM

1.71m (5'7") x 1.69m (5'6")

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, pedestal wash hand basin, low-level WC, tiled splashbacks, chrome radiator/towel rail, extractor fan, obscure double-glazed window to the rear.

FIRST FLOOR

LANDING

With obscure double-glazed window to the rear and doors to both bedrooms.

BEDROOM 1

4.37m (14'4") x 3.54m (11'7")

A large, double bedroom with double glazed window to the front, built in storage cupboard into alcove, radiator, wooden floorboards, picture rail, coving to ceiling.



BEDROOM 2

3.80m (12'6") x 3.35m (11')

A second double bedroom with double glazed window to the rear, feature fireplace, built in storage cupboard into alcove, radiator, wooden floorboards, picture rail, access to the loft space.

OUTSIDE:

REAR

The rear opens to an attractive, southerly facing walled courtyard measuring **4.46m (14'7") in length x 4.21m (13'9") in width**. Comprising paved seating area with a raised border, enclosed by a wall with a gate opening to the rear service lane.

