

Guide Price £260,000

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19 LIMETREE ROAD, PEVERELL, PLYMOUTH, PL3 5UB

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

Lawson are delighted to market this beautifully appointed, classic period family home, in a highly desirable location. Limetree Road is just a short walk from all amenities and regular transport links, has ample on street parking and there is a small park opposite. The property benefits from a well presented accommodation arranged over two floors comprising, PVCu double glazed front door leading to the entrance vestibule with the original tiled floor, half height panelling with inset tiles and moulded ceiling then a stripped wooden door leads into the main hallway. The main hallway has carpeted stairs that ascend to the first floor landing and attractive ceiling mouldings.

The lounge has a large bay window to the front elevation, moulded ceiling with ceiling rose, period open fire place with a wooden surround, mantel and cast iron hearth. The dining room has moulded ceiling, window to the rear elevation, a further period fire place and a large under stair storage cupboard, fitted recess cupboards, wood effect flooring then opens through into the kitchen.

The kitchen is fitted with a matching range of base and eye level storage cupboards with roll top worksurfaces, stainless steel sink drain unit with a mixer tap, integral double oven, four burner gas hob, filter canopy, plumbing for a dishwasher, space for a fridge, tile effect flooring then opening through to a small utility. The utility has space for a freezer, plumbing for a washing machine and a recently installed Ideal combination boiler, window to the side and spotlights. Doorway to the cloakroom with a low level WC, pedestal wash hand basin, half height panelling and a window to the side.

From the main hallway, carpeted stairs ascend to the first floor landing with a small loft access and a doorway to bedroom one. Bedroom one is a large double with window to the front elevation, period fire place, moulded ceiling and a doorway to bathroom. A Jack and Jill bathroom with a matching white three piece suite comprising, a low level WC, panel enclosed bath with shower mixer tap with glass screen, pedestal wash hand basin with storage beneath, full height tiling to all walls, tiled flooring, chrome towel rail and an airing cupboard, a doorway then leads to bedroom two. Bedroom two is a small double with striped wooden flooring, picture rail and window to the rear.

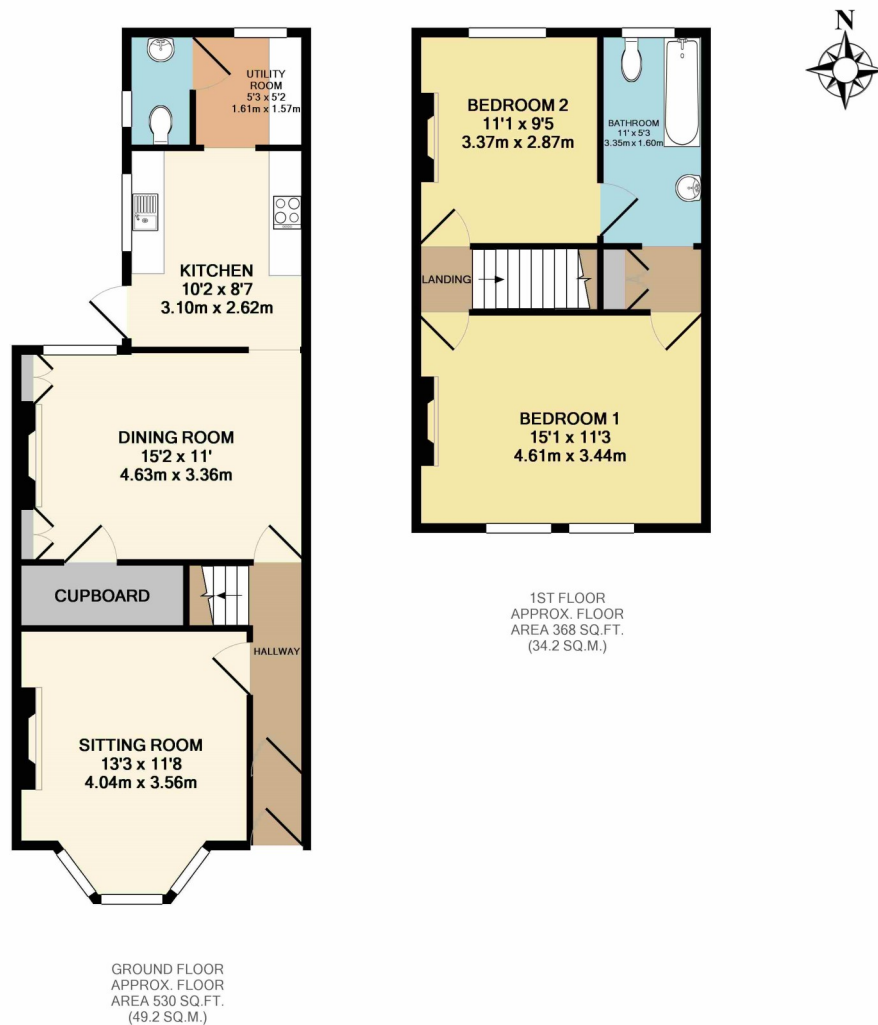
Externally, the front garden is gravelled with a Herringbone brick boarder with a pathway to the side which leads to the front door. The rear garden which is a particular feature of the property is fully wall enclosed with an up and over door providing off road parking, if required, the courtyard is flagged for ease of maintenance, large wooden shed.

The property has the benefit of PVCu double glazing and gas fired central heating via the combination boiler.

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.





TOTAL APPROX. FLOOR AREA 898 SQ.FT. (83.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2023/2024 is £1722.68 (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 2023.

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