



25, Wilderness Road, Peverell, Plymouth, Devon, PL3 4RN



## Guide Price £400,000



Located on the southern fringe of the Mannamead Conservation Area close to Plymouth College whilst providing direct access to Morrisons Superstore, Central Park, Plymouth University and City Centre less than one mile distant. Circa 1895, this classic family home retains an abundance of period features as typified by the Victorian era which includes ornate ceiling mouldings, fireplaces and panelled doors whilst the current owners have renovated the entire property to an extremely tasteful style.

The spacious and versatile accommodation comprises an entrance vestibule, reception hall, sitting room, dining room, cloakroom/w.c., 21' kitchen/family room and utility room.

On the first floor there are 3 double bedrooms, a bathroom and a separate w.c.

On the second floor there are 3 further bedrooms and a stylish and luxurious shower room.

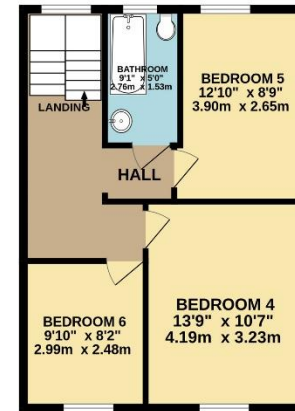
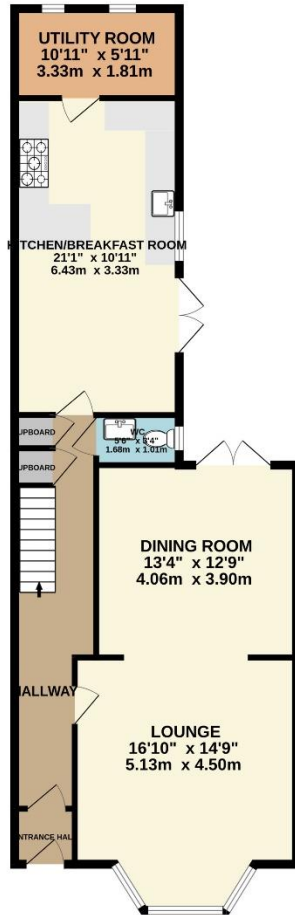
The top floor of this wonderful family home hosts three further bedrooms and a modern bathroom. There are views towards Plymouth Sound and across the city from the upper floors.

To the outside there is a rear walled courtyard garden which has been laid with decking and a raised sun terrace which is accessed from bedroom 3.



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





TOTAL FLOOR AREA : 2131 sq.ft. (197.9 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.  
Made with Metropix ©2023



Lang Town & Country  
6 Mannamead Road  
Mutley  
Plymouth  
PL4 7AA  
Tel: 01752 256000  
Email: [property@langtownandcountry.com](mailto:property@langtownandcountry.com)

Lang Town & Country endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are connected, in working order or fit for purpose. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

