



# Cross Keys Estates

Opening doors to your future



182 Peverell Park Road  
Plymouth, PL3 4QE  
Guide Price £425,000 Freehold





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**\*\* Guide Price £425,000 to £450,000 \*\***

Cross Keys Estates is thrilled to present this stunning mid-terrace period property located on the highly sought-after Peverell Park Road. This immaculately presented home boasts four generously sized bedrooms, making it an ideal choice for families or those seeking extra space.

As you enter, you are welcomed by a spacious open-plan sitting room and dining room, which features charming characteristic elements, including a delightful fireplace that adds warmth and character to the space. The heart of the home is undoubtedly the gorgeous, bright, modern fitted kitchen, complete with an island and flooded with natural light, perfect for both cooking and entertaining.

- Stunning Mid Terrace Period Property
- Gorgeous Bright Modern Fitted Kitchen
- Four Generously Sized Bedrooms
- Enclosed Private Rear Garden, Parking
- Highly Sought After Residential Location
- Immaculately Presented Throughout
- Open Plan Sitting Room/Dining Room
- Sleek Bathroom, Separate Shower
- Conservatory, En-suite, Utility Room
- Early Viewing Strongly Advised, EPC-D64



## Cross Keys Estates

As one of Plymouth's leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

### Plymouth

Plymouth, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located in one of the most beautiful locations imaginable, Plymouth is sandwiched between the incredible South West coastline and the wild beauty of Dartmoor National Park. Plymouth is 37 miles south-west of Exeter and 190 miles west-south-west of London, between the mouths of the rivers Plym to the east and Tamar to the west where they join Plymouth Sound to form the boundary with Cornwall, it is also home to one of the most natural harbours in the world. To the North of Plymouth is Dartmoor National Park, extending to over 300 square miles, which provides excellent recreational facilities.

The city is home to more than 260,000 people, making it the 30th most populated city in the United Kingdom and the second-largest city in the South West, after Bristol and has a full range of shopping, educational and sporting facilities. There is mainline train service to London (Paddington) and to Penzance in West Cornwall.

There's everything that you would expect to find in a cool, cultural city, with great shopping, arts and entertainment. But there's also hundreds of years of history to uncover, from Sir Francis Drake and the Spanish Armada to the Mayflower sailing in 1620, to a city rebuilt following the Blitz during World War II. With easy access to Exeter and its International Airport and a mainline train station giving direct access to London and a ferry port offering sea crossings to both France and Spain.

Plymouth is governed locally by Plymouth City Council and is represented nationally by three MPs. Plymouth's economy remains strongly influenced by shipbuilding and seafaring including ferry links to Brittany and Spain, but has tended toward a university economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

### Peverell

Peverell is an extremely well-regarded area and has come to be known locally as very desirable due to its abundance of period terraced family homes. Situated along Weston Park road and boasts an enviable position with views towards Plymouth sound. This highly desirable area is extremely close to Central Park. Its location allows the benefit of being just a short distance from many local amenities found in nearby Hyde Park and Mutley Plain. Regular bus services operate along Peverell Park Road giving access into Plymouth City Centre and other areas further afield. This property also benefits from being within the catchment area of Hyde Park Primary School which is very popular locally and currently boasts a good Ofsted Report.

### More Property Information

The property includes a sleek bathroom showcasing a standalone bath and a separate shower, providing a luxurious retreat for relaxation. With one of the bedrooms featuring an en-suite for added convenience and downstairs toilet.

The property also benefits from a beautiful conservatory and utility room, catering to every residents needs.

Outside, you will find an enclosed private rear garden, offering a tranquil space for outdoor enjoyment. Additionally, there is parking available for one vehicle at the rear of the property, a valuable feature in this desirable area.

Situated close to local amenities, shops, and schools, as well as the beautiful Central Park, this property is perfectly positioned for both convenience and leisure. This home truly offers a wonderful blend of modern living and period charm, making it a must-see for anyone looking to settle in the vibrant Peverell community.

### Entrance Vestibule

### Hallway

### Sitting Room

13'9" x 14'4" (4.18m x 4.38m)

### Kitchen/Breakfast Room

20'6" x 13'1" (6.24m x 3.98m)

### Dining Room

14'0" x 12'7" (4.26m x 3.84m)

### Utility Room

3'7" x 8'0" (1.10m x 2.43m)

### Conservatory

### Toilet

### Landing

### Primary Bedroom

13'9" x 13'1" (4.18m x 3.99m)

### Bedroom 3

11'10" x 13'0" (3.61m x 3.95m)

### En-suite

### Bathroom

### Bedroom 2

14'0" x 12'6" (4.26m x 3.80m)

### Bedroom 4

13'9" x 5'11" (4.20m x 1.81m)

### Garden and Parking

### Central Park

### Cross Keys Estates Lettings Department

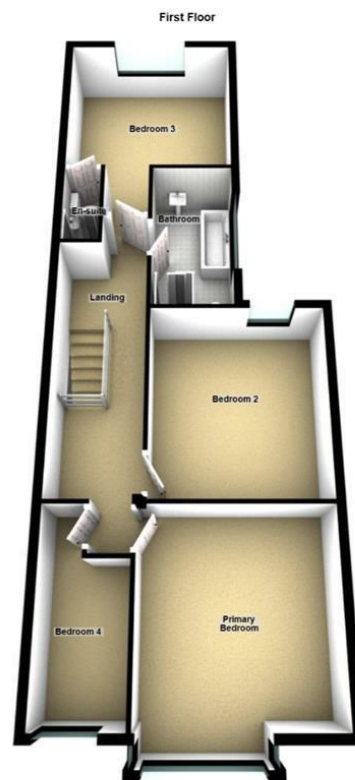
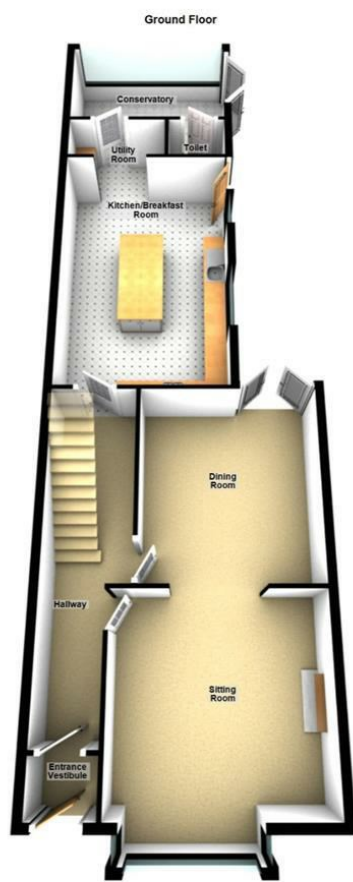
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

### Financial Services

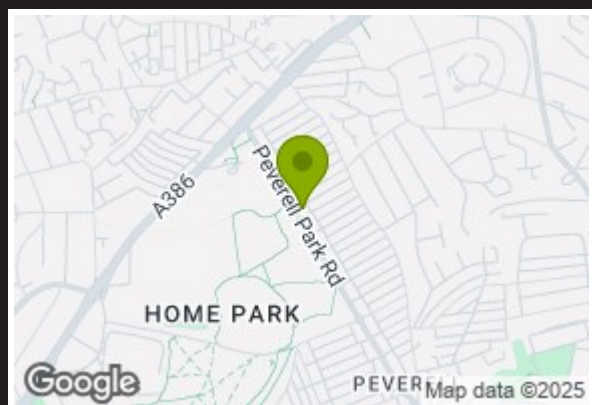
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**Cross Keys Estates**  
 Residential Sales & Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	78
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**Council Tax Band C**



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