




PILKINGTON ESTATES
PROFESSIONAL PROPERTY CONSULTANTS

Quarry Park Road, Peverell, Plymouth, Devon, PL3

Offers Over: £300,000

Freehold

REF: A10155

Welcoming to the market is this spacious four-bedroom terraced house in the ever-popular area of Peverell. With its generous layout, characterful features, and prime location, this property is bursting with potential and awaits a new owner to add the finishing touches to make it truly shine. As you enter through the porch, you're greeted by a sense of space and possibility. The ground floor comprises two well-sized reception rooms, a bright lounge at the front, with its large bay window and high ceilings, and a dining room at the heart of the home, ideal for family meals or entertaining. Both rooms retain a charming character, while offering a blank canvas for personal touches. At the rear, the kitchen is a practical and functional space with ample room for cooking and storage. From here, access the study, a versatile room that could serve as a home office, creative workspace, or playroom. Adjoining the study, a utility room and a small sunroom provide additional convenience, as well as access to the rear garden. Upstairs, the first floor offers four bedrooms, all well-proportioned and filled with natural light. The principal bedroom is particularly spacious, while the remaining bedrooms are perfect for children, guests, or hobbies. The family bathroom, located to the rear of the property, features both a bathtub and shower facilities, offering functionality with scope for modern upgrades. A real bonus is the loft space, currently used as a gym/office which adds flexibility and valuable additional square footage. Whether you envision it as a fitness area, a quiet retreat, or extra storage, it's a fantastic feature. Outside, the rear garden is an inviting space with a patio and decking area, providing opportunities for summer barbecues or a quiet escape. It also benefits from rear access for practicality. EPC: TBC

Rooms

Porch Comprises; uPvc double glazed door and windows to the front and side aspects.

Lounge 17'2" x 16'1" (5.23m x 4.9m). Comprises; laminate flooring, large uPvc double glazed window to the front aspect and radiator.

Dining Room 11'1" x 11'1" (3.38m x 3.38m). Comprises; laminate flooring and radiator.

Kitchen 16'3" x 10' (4.95m x 3.05m). Comprises; laminate flooring, 2x uPvc double glazed windows to the side aspect, six gas hob oven, space for American style fridge freezer, breakfast island and sink and drainer with hot and cold stainless steel mixer tap.

Utility Room 6'10" x 3'11" (2.08m x 1.2m). Comprises; vinyl flooring

Study 20'3" x 10' (6.17m x 3.05m). Comprises; vinyl flooring, bi-fold double glazed door and 2x skylights.

Hallway Comprises; laminate flooring, understair storage and radiator.

WC Comprises; ceramic wash hand basin with hot and cold mixer tap and toilet.

Landing Comprises; carpeted flooring, uPvc double glazed window to the rear aspect and loft access.

Bedroom One 16'1" x 10'3" (4.9m x 3.12m). Comprises; carpeted flooring and uPvc double glazed bay window.

Bedroom Two 13' x 11' (3.96m x 3.35m). Comprises; carpeted flooring, radiator and a uPvc double glazed window to the rear aspect.

Bedroom Four 9'2" x 6'9" (2.8m x 2.06m). Comprises; carpeted flooring, uPvc double glazed window to the front aspect and radiator.

Bedroom Three 9'8" x 7'3" (2.95m x 2.2m). Comprises; carpeted flooring, 2x uPvc double glazed windows to the side aspect and radiator.

Loft/ Gym 17'5" x 12'6" (5.3m x 3.8m). Comprises; carpeted flooring, uPvc double glazed window, dormer window to the rear

Bathroom 10'8" x 9'11" (3.25m x 3.02m). Comprises; vinyl flooring, uPvc double glazed window to the rear aspect, ceramic wash hand basin with stainless steel mixer tap, luxury water jet shower cubicle with handrail and bath tub.

Garden Laid to patio and decking with access to the rear service lane.

GROUND FLOOR
890 sq ft. (82.7 sq.m.) approx.

1ST FLOOR
629 sq ft. (58.5 sq.m.) approx.

2ND FLOOR
298 sq ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 1817 sq ft. (168.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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