



PILKINGTON ESTATES
PROFESSIONAL PROPERTY CONSULTANTS



Weston Park Road, Plymouth, Devon, PL3 Offers Over: £220,000

Freehold

We are delighted to present to the market this beautifully presented 1930s home situated in the desirable and sought after area of Peverell. As you walk into this home you are presented with a living room which is basking in rays of natural light, filtering in through the timeless bay window encompassing the front aspect of the home.

Following on, the property benefits from a separate dining room and separate kitchen meaning lots of space to entertain. To the rear of the property there is a utility room and a downstairs family bathroom. Upstairs the home boasts from three incredibly generous double bedrooms and another WC. The rear garden is a typical low maintenance courtyard. With the home being well presented throughout this home is perfect for a family to fling open it's doors and see all it has to offer.



Rooms

Porch 3' x 3'8" (0.91m x 1.12m). tiled flooring, uPvc double glazed window

Hallway laminate flooring, radiator, stairs leading to the first floor, storage under the stairs

Lounge 11'10" x 12'2" (3.6m x 3.7m). carpeted flooring, radiator, bay to the front, feature fireplace



Dining Room 9'9" x 11'7" (2.97m x 3.53m). carpeted flooring, radiator, uPvc double glazed window

Kitchen 9'1" x 10'11" (2.77m x 3.33m). vinyl flooring, radiator, two uPvc double glazed windows, integrated oven, four ring gas hob, extractor fan, space for fridge freezer, stainless steel sink and a half with drainer, mixer tap



Utility Room 4'4" x 8'4" (1.32m x 2.54m). tiled flooring, space and plumbing for washing machine, stainless steel sink with drainer, mixer tap, uPvc double glazed door to rear

Family Bathroom 5'2" x 7'9" (1.57m x 2.36m). vinyl flooring, bath tub with overhead shower, toilet, uPvc double glazed window extractor fan

Landing carpeted stairs and landing, space for storage, access for loft





Bedroom Two 9'5" x 14'10" (2.87m x 4.52m). carpeted flooring, radiator, two uPvc double glazed window, airing cupboard which houses boiler

WC 3'5" x 4'1" (1.04m x 1.24m). vinyl flooring, toilet, uPvc double glazed frosted window, sink with hot and cold tap

Bedroom Three 9'9" x 11'7" (2.97m x 3.53m). carpeted flooring, radiator, uPvc double glazed window

Bedroom One 15'2" x 12' (4.62m x 3.66m). carpeted flooring, radiator, two uPvc double glazed windows

Courtyard low maintenance





TOTAL FLOOR AREA: 1098 sq. ft. (102.0 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.
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Pilkington Estates - Plymouth
Third Floor, Unit 7, Sutton Harbour, Plymouth
Devon, PL4 0DN

T: 01752 729777
E: jon@pilkingtonestates.co.uk
www.pilkingtonestates.co.uk

Jet Software Ltd. Registered in England and Wales - 15464498
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

Disclaimer

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