

FOR SALE

Price £230,000



Alan Cummings
estate agents & valuers

7 Leat Walk, Peverell, Plymouth, PL3 4PW



- **Spacious extended end of terrace house, well presented light and airy accommodation**
- **uPVC double glazing and gas central heating**
- **Porch, hall and entrance lobby**
- **Generous sized lounge overlooking back garden**
- **Good sized separate dining room**
- **Fitted kitchen**
- **Breakfast room**
- **Utility room, downstairs wc**
- **Three bedrooms**
- **Large bathroom/wc**
- **Study (potential fourth bedroom)**
- **Private parking on wide drive**
- **Southerly facing enclosed back garden**
- **Long views form the rear**

THE PROPERTY

A spacious extended end of terrace house which is understood to date back to the 1940's and believed to have been built in the early Laing Easi-form construction. The property owned for some 14 years and during this time extensively upgraded, improved and refurbished together with substantial extension and remodelling of the layout. Now providing a well proportioned family home offering flexibility of layout and usage. On the ground floor with hall, bay fronted dining room, a large kitchen with useful utility room and downstairs wc off, a spacious lounge to the rear with French doors and windows overlooking and opening to the rear garden, and along the side a porch, an entrance lobby which leads into the breakfast room and into a wide covered area giving access to the rear garden.

At first floor level four bedrooms and a large well appointed bathroom/wc.

The property has the benefit of off street parking providing space for two plus vehicles side by side, and to the rear a good sized south westerly facing enclosed back garden with patio, lawn and garden shed.

LOCATION

Set here in Peverell, bordering on Mannamead a highly popular and established mainly residential area. With a good variety of local services found nearby in Peverell, Hyde Park and on Mutley Plain. The position convenient for access into the city and closeby connections to major routes in other directions.

STORM PORCH Doors opening to the hall and entrance lobby.

HALL Staircase with carpeted treads and timber banister rises to the first floor. Panelled part glazed door into:

DINING ROOM 14' 7" x 13' 0" max (4.44m x 3.96m) Focal feature fireplace with timber surround, polished fireback and hearth and fitted gas fire. Pine part glazed door into:

KITCHEN 13' 0" x 8' 0" (3.96m x 2.44m) Modern fitted with a good range of cupboard and drawer storage set in wall and base units, roll edge worksurfaces with tiled splashbacks, inset one a quarter bowl stainless steel sink with chrome mixer tap, space for Range style cooker with extractor hood over, space and plumbing suitable for automatic dishwasher. Door to walk-in deep understairs storage cupboard.

BREAKFAST ROOM 10' 2" x 6' 1" (3.1m x 1.85m) Breakfast bar with a range of fitted cupboard and drawer storage with white gloss fronts and chrome furniture, space for upright fridge/freezer. Twin doors to the rear cupboard area and into the front entrance lobby.

COVERED AREA 12' 0" x 6' 6" (3.66m x 1.98m) With two sets of double outside power points and light.

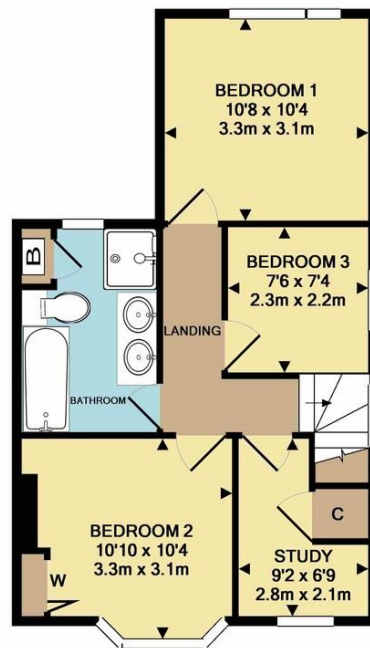
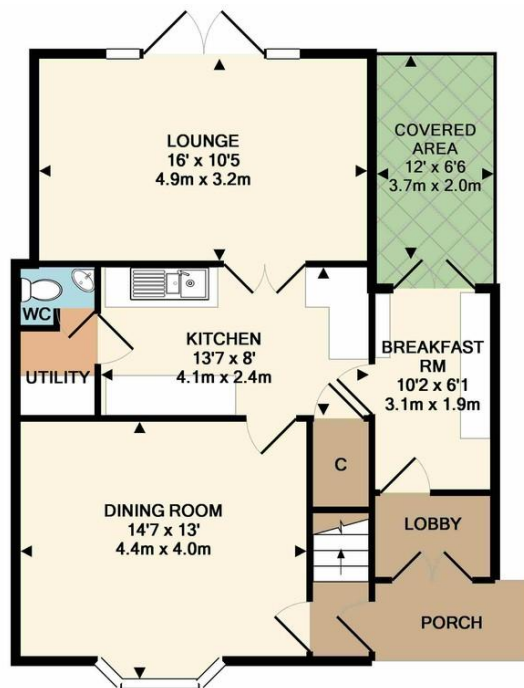
ENTRANCE LOBBY Twin uPVC double glazed door to the front. Row of coat hooks and built-in low level cabinet storage and seating.

UTILITY ROOM Fitted worksurface with space and plumbing under suitable for automatic washing and space for fridge or freezer. Wall cabinet. Door to:

WC White modern wc and wall hung wash hand basin.

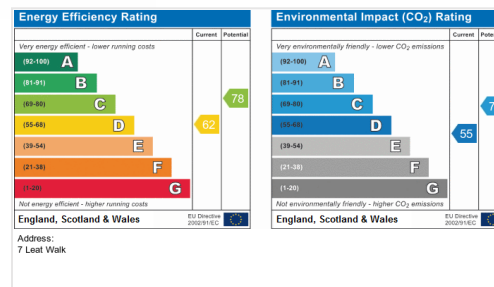
FIRST FLOOR

LANDING Window to the side. Access hatch to loft.



TOTAL APPROX. FLOOR AREA 1104 SQ.FT. (102.6 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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OFFICE - 10-12 Egguckland Road, Henders Corner
Mannamead Plymouth, PL3 5HE
T: 01752 664125
E: enquiries@alancummings.co.uk
W: www.alancummings.co.uk



BEDROOM ONE 10' 8" x 10' 4" (3.25m x 3.15m)
Picture window to the rear with long views across Central Park and beyond to Cornwall in the distance. Views out to Plymouth Sound and the Eddystone lighthouse on the horizon.

BEDROOM TWO 10' 10" x 10' 4" max (3.3m x 3.15m) Bay window to the front. Corner built-in wardrobe.

BEDROOM THREE 7' 6" x 7' 4" (2.29m x 2.24m)
Window to the side.

STUDY 9' 2" x 6' 9" max (2.79m x 2.06m) 'L-shaped' Window to the front. Overstairs storage cupboard.

BATHROOM Spacious bathroom with white modern suite, panelled bath with side set mixer tap and shower attachment, close coupled wc, his and hers vanity wash hand basin with cupboards under. Separate tiled shower with Triton T70si electrically heated shower. Cupboard housing Worcester gas fired boiler servicing central heating and domestic hot water.

EXTERNALLY Double width crossover to wide paved hardstand providing ample space for two and possibly three vehicles parked side by side. A stepped pedestrian pathway leads to the front entrance.

To the rear a delightful landscaped southerly facing back garden, enjoying day long and evening sunshine, and laid out with a wide paved patio, finished in natural sand stone running across the full width, and beyond a good sized enclosed lawned garden with border containing a number of ornamental bushes. Timber garden store.

COUNCIL TAX BAND: B

TENURE: FREEHOLD

