



# Falcon

01752 600444

## 66 Weston Park Road

Peeverell, Plymouth, PL3 4NW

Guide Price £240,000 - £250,000





## In Brief

### Elevated 3 Bedroom Semi - detached 1930s Peverell Home

<b>Reception Rooms</b>	Living room with log Burner	<b>Parking</b>	On street parking
<b>Bedrooms</b>	3 bedrooms	<b>Council Tax</b>	B
<b>Heating</b>	Gas central heating		
<b>Area</b>	700 Sq Ft		
<b>Tenure</b>	Freehold		

## Description

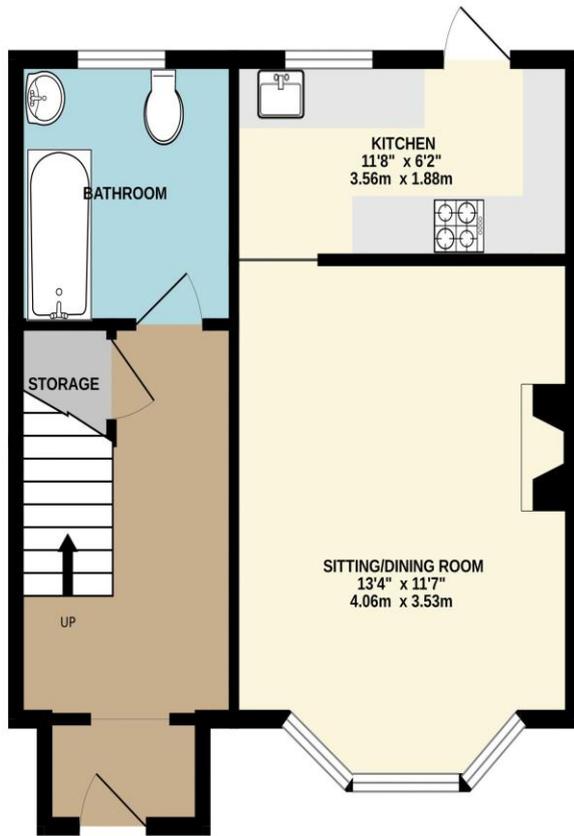
Falcon are delighted to present to the market this three-bedroom semi-detached family home, ideally positioned in the ever-popular Peverell location. Elevated and set in a desirable residential area, the property offers well-proportioned accommodation throughout. To the ground floor, the home comprises a welcoming porch and entrance hall, a generous lounge/diner providing an excellent space for both relaxing and entertaining, along with a fitted kitchen and family bathroom. Upstairs, there are three bedrooms, with the main bedroom benefiting from its own adjoining WC, adding a practical touch for family living. Externally, the property truly stands out, boasting gardens to the front, side, and rear, with the rear garden offering a particularly impressive and rare amount of outdoor space—ideal for families, entertaining, or those seeking room to grow. Further benefits include gas central heating and a convenient location close to local amenities, reputable schools, and transport links. Please note, the property is of non-standard construction, and buyers are advised to seek appropriate mortgage advice. This is a fantastic opportunity to acquire a well-located family home with excellent potential in a sought-after area.

Need A Mortgage?

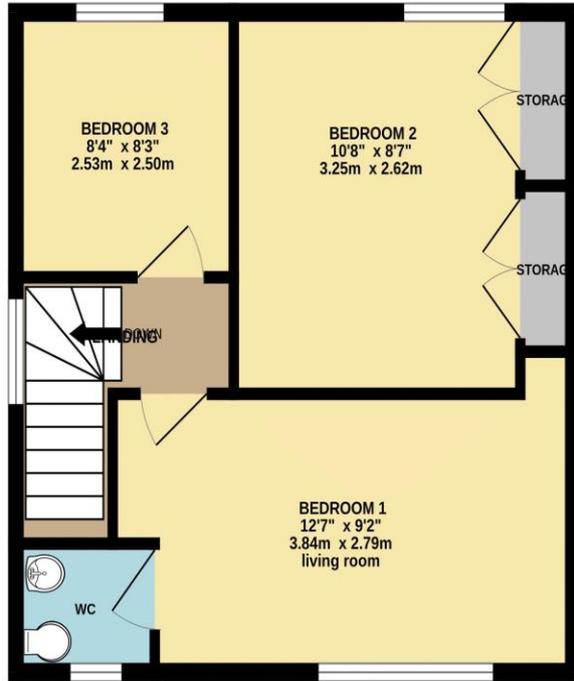
Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!

# Floor Plans

GROUND FLOOR  
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 700sq.ft. (65.0 sq.m.) approx.

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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

