



**Falcon**

01752 600444

## 26 Lydford Park Road

Peverell, Plymouth, PL3 4LQ

Guide Price £230,000 - £240,000





## In Brief

### Mid Terraced Well presented extended property

**Reception Rooms** Living room Kitchen- Dining room

**Bedrooms** 3 Bedrooms

**Heating** Gas central Heating

**Parking** On street Parking

**Area** 940sqft

**Council Tax** B

**Tenure** Freehold

## Description

Lydford Park Road, Extended Three Bedroom Mid- Terraced Well presented property. Situated in the ever popular area of Peverell, just a stones throw away from Central Park and within easy reach of Plymouth City centre ,this beautifully presented and extended mid-terrace home offers space, character, and convenience in equal measure.The ground floor welcomes you with a bright entrance hallway leading to a spacious living room that flows into an open plan Kitchen / diner-Perfect for modern family living. Upstairs , the first floor hosts two generous sized double bedrooms and a family bathroom. A stand out feature of this home is the extended loft room , offering a large third bedroom with two Velux widows that flood the space with light, as well as ample storage in the eaves. Outside to the rear elevation the garden is a low maintenance and thoughtfully landscaped with paving, decorative boulders, and established shrubbery-an ideal spot for relaxing. located close to a highly regarded primary and secondary schools, this home combines excellent amenities, green open spaces and transport links. Perfect home for professionals, families or anyone seeking a vibrant yet peaceful property.

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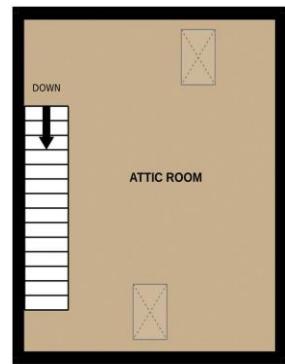
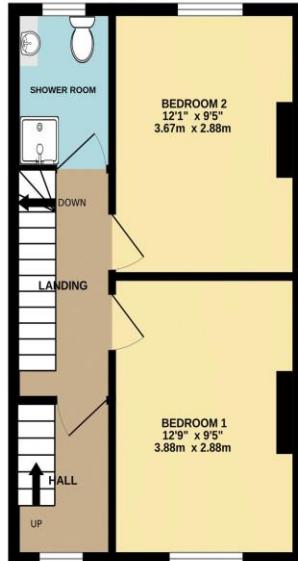
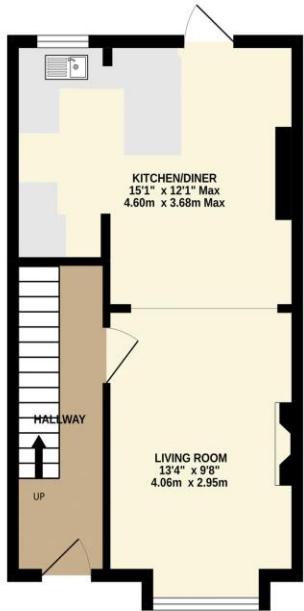
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## Floor Plans

GROUND FLOOR  
347 sq.ft. (32.3 sq.m.) approx.

1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.

2ND FLOOR  
207 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.2 sq.m.) approx.  
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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+) A		90
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
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