

123 Torr Lane  
Peverell  
Plymouth  
Devon  
PL3 5UF

Offers In Excess Of £280,000



## **DESCRIPTION**

Presented to an exceptional standard combining contemporary styling with original features, this mid terrace character family home is accessed via a covered entrance canopy to the PVCu double glazed front door into the entrance vestibule with wooden panelling and an inner vestibule door to the reception hallway where stairs ascend to the first floor with stair runner and rods and providing under stair storage. Fitted with wood effect laminate flooring and a covered radiator cover, an external door opens via an alcove to the side which gives access to a decked side area.

Flooded with light, the spacious sitting room benefits from a large bay window to the front elevation and a stylish period style fireplace with inset gas fire and marble hearth. Open plan with the dining room, both areas benefit from stripped and varnished wooden flooring and a continuation of the elegant decorative theme. An original glazed wooden external door leads to the decking area to the rear. The extended kitchen/breakfast room is a particular feature of the property which has been equipped with a contemporary range of cabinets, cupboards and drawers with a woodblock worksurface over incorporating an inset sink with swan neck mixer tap, halogen electric hob, oven and fridge. Two original glazed cupboards complement the modern styling. There are PVCu double glazed windows to the side and large French doors opening onto the rear decking area. A utility area is cleverly fitted into the far corner of the room and provides plumbing and space for white goods. Found off the main hallway on the ground floor we also find a handy W/C cloakroom.

The Bedroom accommodation is found via a mezzanine landing accessed by stairs in the hallway and gives access to the third bedroom, a spacious double with laminate flooring and original wooden doors through to the fully double glazed sun/reading room. The remainder of the bedroom accommodation is found to the first floor with bedroom two to the rear with a PVCu double glazed window overlooking the rear elevation and an original built-in storage cupboard fitted into the chimney recess. The original master bedroom has been sub-divided to provide a fourth single bedroom with a window overlooking the front garden and a spacious double bedroom with a large PVCu double glazed box bay window to the front elevation, an original storage cupboard to the chimney recess and laminate flooring.

Externally to the front is a gate to a long pathway with an adjacent, secure, lawned garden including mature shrubs in borders and natural boundary hedging. Two areas are laid out as play areas laid to chipped bark with one housing a children's Summer House.

The rear of the property is well laid out with a double parking space. The walled rear courtyard garden benefits from a southerly aspect and is landscaped with a decked area and a gate to the parking space.

This delightful property is equipped with PVCu double glazing throughout, gas fired central heating and has been sympathetically and stylishly modernised.

A great purchase for families, young professionals and professional couples, the property is well situated for access into the City and onto the A38. Located in the desirable Hartley area the property should be viewed early in order to not miss out.

## **PEVERELL**

Listed in the Domesday Book of 1086. The estate was later acquired by the Peverell family of Ermington in Devon, after which it became known as "Weston Peverell" to distinguish it from other similarly named places.

Two of the main roads are named Peverell Park Road and Weston Park Road. The area now consists mostly of Edwardian terraced houses. Peverell borders Central Park, often known as "the green lung" of Plymouth which is a very popular recreational area for, and is home to Plymouth Life Centre and Plymouth Argyle's Home Park football stadium.

Primary schooling is provided by Montpelier and Hyde Park Primary School (whilst the Hyde Park area offers a popular shopping parade). Mutley Plain and Plymouth Station are considered to be within walking distance, by most. The Hyde Park Pub, on the periphery of Peverell, is a popular gastro/local pub.

The terms on which the land was sold for development at the turn of the twentieth century stipulated that no licensed premises (pubs), should be built on the land, as the seller was a strict abstainer. This has resulted in the district having a residential atmosphere.

## **PLYMOUTH**

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

## **ACCOMMODATION**

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## **SERVICES**

Mains water, gas, electricity and mains drainage.

## **VIEWINGS**

By appointment with MANSBRIDGE & BALMENT on 01752 229292.

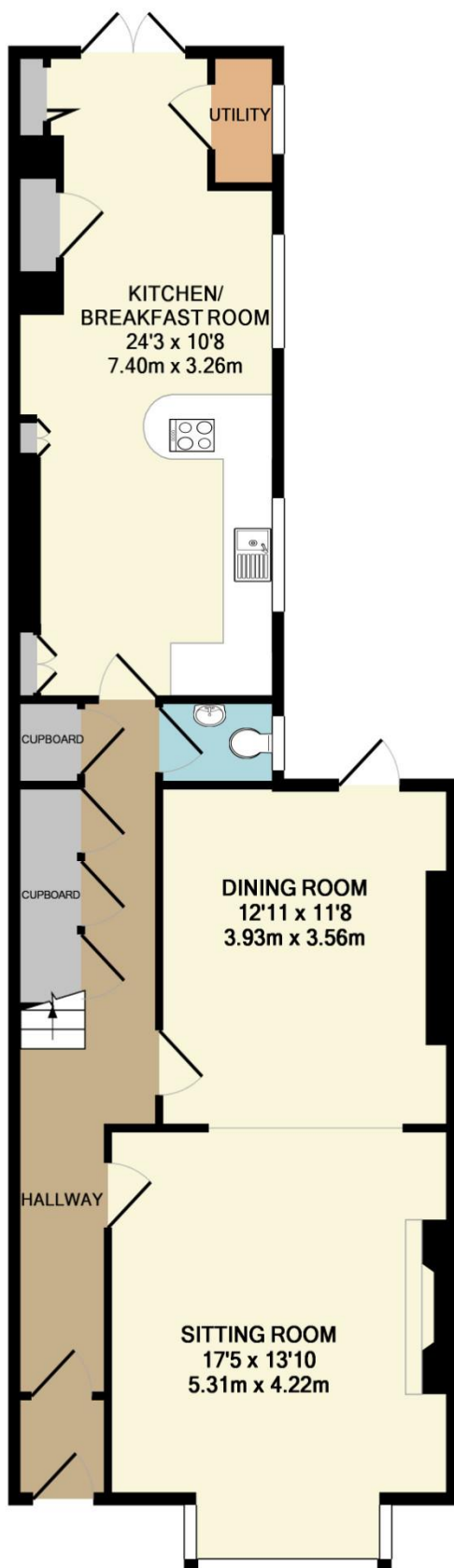
## **OUTGOINGS**

We understand the property is in band ' D ' for council tax purposes and the amount payable for the year 2018/2019 is £1742.67 (by internet enquiry with Plymouth City Council). These details are subject to change.

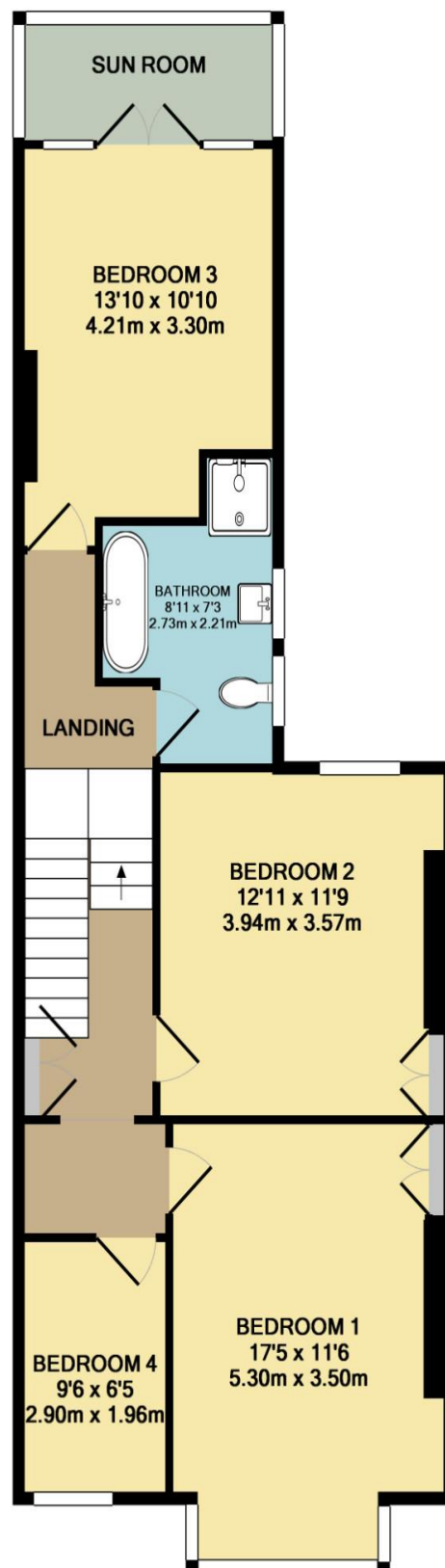


## **FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES**

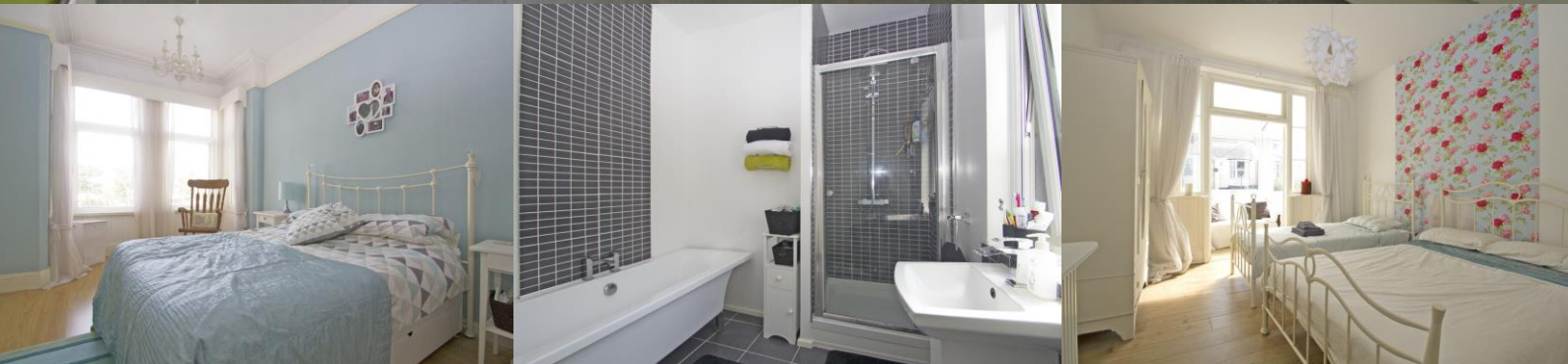
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GROUND FLOOR



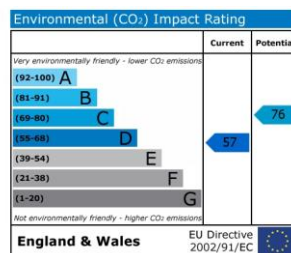
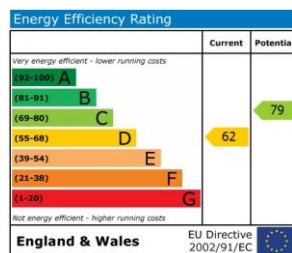
1ST FLOOR



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