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Opening Hours

Monday - Friday

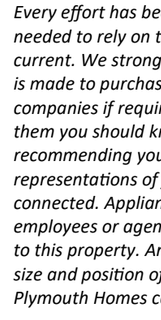
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 27/D/26 5937



Floor Plans...

Further Information…

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH HOMES ESTATE AGENTS

POPULAR LOCATION

MODERNISATION REQUIRED

NO ONWARD CHAIN

THREE BEDROOMS

TWO RECEPTIONS

BOARDED LOFT AREA

CENTRAL HEATING

59 St Georges Avenue, Peverell, Plymouth, PL2 3PW

We feel you may buy this property because…

'Of the popular residential location and potential on offer.'

Offers In Excess Of

£190,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking

Outside Space
Walled Courtyard

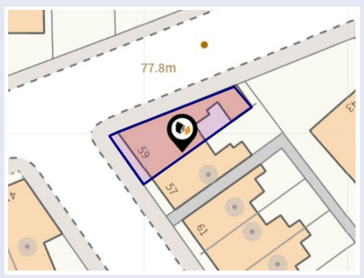
Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,300
Home or Investment Property: £10,800

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing…

Offered for sale with no onward chain, this end terraced home requires modernisation. The accommodation currently offers entrance vestibule and hallway, bay fronted lounge with feature open fireplace, separate dining room, kitchen, three bedrooms, bathroom and a boarded loft area. Further benefits include double glazing, central heating and externally there is an enclosed, walled courtyard. Plymouth Homes advise an early viewing to fully appreciate this deceptive period home.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE
Entry is via a part glazed door opening into the entrance vestibule.

ENTRANCE VESTIBULE
With wood effect laminate flooring, door opening into the entrance hall.

ENTRANCE HALL
With double glazed window to the side, radiator, wood effect laminate flooring, stairs rising to the first-floor landing with an under-stairs storage cupboard.

LOUNGE
5.20m (17'1") max x 4.38m (14'4") max
A good-sized reception space with double glazed box window to the front, decorative feature open fireplace, radiator, wood flooring, coving to ceiling, glazed double doors opening into the dining room.

DINING ROOM
3.73m (12'3") max x 3.36m (11') max
With double glazed window to the rear, wood flooring, coving to ceiling, door to the entrance hall, open plan doorway into the kitchen.

KITCHEN
3.71m (12'2") max x 1.68m (5'6") max
Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with mixer tap, splashbacks, space for washing machine, double glazed window to the side, wood effect laminate flooring, uPVC glazed door opening to the rear.

FIRST FLOOR

ENTRANCE HALL
With double glazed window to the side, built in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water.

BEDROOM 1
4.32m (14'2") max x 3.35m (11') max
A double bedroom with double glazed box window to the front, Storage cupboard, radiator, wall lights, coving to ceiling.

BEDROOM 2
3.73m (12'3") max x 3.34m (10'11") max
A second double bedroom with double glazed window to the rear, radiator.

BEDROOM 3
2.00m (6'7") max x 1.96m (6'5")
A single bedroom with double glazed window to the front with a partial view of Plymouth Sound, radiator, static wooden staircase accessing the loft space.

BATHROOM
2.32m (7'7") max x 1.79m (5'10") max
Fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap, pedestal wash hand basin, low-level WC, tiled surround, extractor fan, obscure double-glazed window to the rear, radiator.

LOFT AREA
From bedroom 3, fixed steps rise to a fully boarded loft area, with two Velux windows.

OUTSIDE:

REAR
The rear opens to a triangular shaped walled courtyard measuring **6.72m (22') in length**, accessing an outside storage cupboard with water tap and gate giving side access.