

Contact us

Central Plymouth Office
 22 Mannamead Road
 Mutley Plain
 Plymouth
 PL4 7AA
(01752) 514500



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.

Email Us
info@plymouthhomes.co.uk

Website
www.plymouthhomes.co.uk

Opening Hours
Monday - Friday
 9.15am—5.30pm
Saturday
 9.00am—4.00pm
 (Central Plymouth Office Only)

Our Property Reference:
 12/B/24 5384

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

PLYMOUTH HOMES ESTATE AGENTS



- POPULAR LOCATION**
- THREE BEDROOMS**
- FOUR RECEPTIONS**
- LARGE REAR GARDEN**
- MODERN KITCHEN**
- BACKING ONTO WOODLAND**

**51 Weir Road, Mainstone,
 Plymouth, PL6 8RR**

We feel you may buy this property because...
 'Of the lovely position, spacious accommodation and the beautiful, large rear garden.'

£335,000

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Driveway

Outside Space

Rear Garden

Council Tax Band

D

Council Tax Cost 2023/2024

Full Cost: £2,111.56

Single Person: £1,583.69

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £4,250

Second Home or Investment

Property: £14,300

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

What3words Location

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Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

Introducing...

Located within the popular residential area of Mainstone this well-proportioned, semi-detached home boasts a rear garden measuring 34.30m (112') in length which backs onto Plymbridge woodland. Internally the property comprises porch, lounge, dining area, conservatory, modern fitted kitchen, utility, family room, three good sized bedrooms, bathroom and separate wc. Further benefits include double glazing, central heating and driveway parking. Plymouth Homes recommend an early viewing to fully appreciate the location and size on offer within this perfect family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A uPVC part glazed entrance door opens into the porch.

PORCH

With obscure double-glazed window to the side, glass panelled double doors opening into the lounge.

LOUNGE

4.25m (13'11") x 4.07m (13'4")

With double glazed window to the front, radiator, coving to ceiling, under-stairs storage cupboard, open plan to the dining room, door and stairs rising to the first-floor landing, door to the kitchen.

DINING ROOM

3.89m (12'9") x 3.16m (10'5")

With radiator, coving to ceiling, patio door opening to the conservatory.

CONSERVATORY

3.50m (11'6") x 2.98m (9'9")

With double glazed windows overlooking the rear garden, radiator, power supply, glazed double doors opening to the rear garden.

KITCHEN/BREAKFAST ROOM

4.35m (14'3") x 3.72m (12'2")

Fitted with a matching range of base and eye level units with worktop space above, breakfast bar, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, integrated dishwasher, spaces for fridge/freezer and washing machine, fitted eye level electric double oven, four ring electric hob with stainless steel cooker hood above, built-in pantry, double glazed window to the rear, radiator, recessed ceiling spotlights, uPVC half glazed door opening onto the garden, door into the utility.



UTILITY

2.66m (8'9") x 1.34m (4'5")

With space for domestic appliances and storage, door into the family room.

FAMILY ROOM

4.01m (13'2") x 2.66m (8'9")

Formerly the garage, with double glazed window to the front, radiator. (Please see agent's note)

FIRST FLOOR

LANDING

With radiator and doors to all rooms.

BEDROOM 1

4.00m (13'2") x 3.89m (12'9")

With double glazed window to the rear enjoying the views of the garden and woodland beyond, built-in wardrobes, radiator.

BEDROOM 2

4.09m (13'5") x 2.69m (8'10")

With double glazed window to the front, coving to ceiling, built in storage cupboard, access to the loft space.

BEDROOM 3

3.89m (12'9") x 2.29m (7'6")

With double glazed window to the front, radiator, coving to ceiling, built in storage cupboard.

WC

With obscure double-glazed window to the rear and fitted with a low-level WC, tiled splashbacks, coving to ceiling.



BATHROOM

2.69m (8'10") x 2.21m (7'3")

Fitted with three-piece suite comprising panelled bath, vanity wash hand basin with cupboard storage below, shower cubicle, tiled splashbacks, obscure double glazed window to the rear, built in storage cupboard with shelving and also housing the wall mounted boiler serving the heating system and domestic hot water, radiator.

OUTSIDE:

FRONT

The front of the property is approached via a private driveway with pathway leading to the main entrance and a lawned garden area with flower borders. To the left side a pathway and gate leads onto the rear.

REAR

The rear garden is a particular feature of property measuring approximately **34.30m (112') in length x 9.12m (29'11") in width** and backing onto Plymbridge woodland. Adjoining property is a paved patio which opens to the main garden area which is laid to lawn with established flower and hedged borders. There is also a fishpond, two pergolas, a selection of mature trees, green house and a garden shed.

AGENT'S NOTE

The vendors inform us they have converted the original garage into the family room but this change doesn't have building regulation approval.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.