

## Contact us

### Central Plymouth Office

22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA

**(01752) 514500**

### North Plymouth and Residential Lettings Office

56 Morshead Road  
Crownhill  
Plymouth  
PL6 5AQ

**(01752) 772846**

### Email Us

[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

### Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

### Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

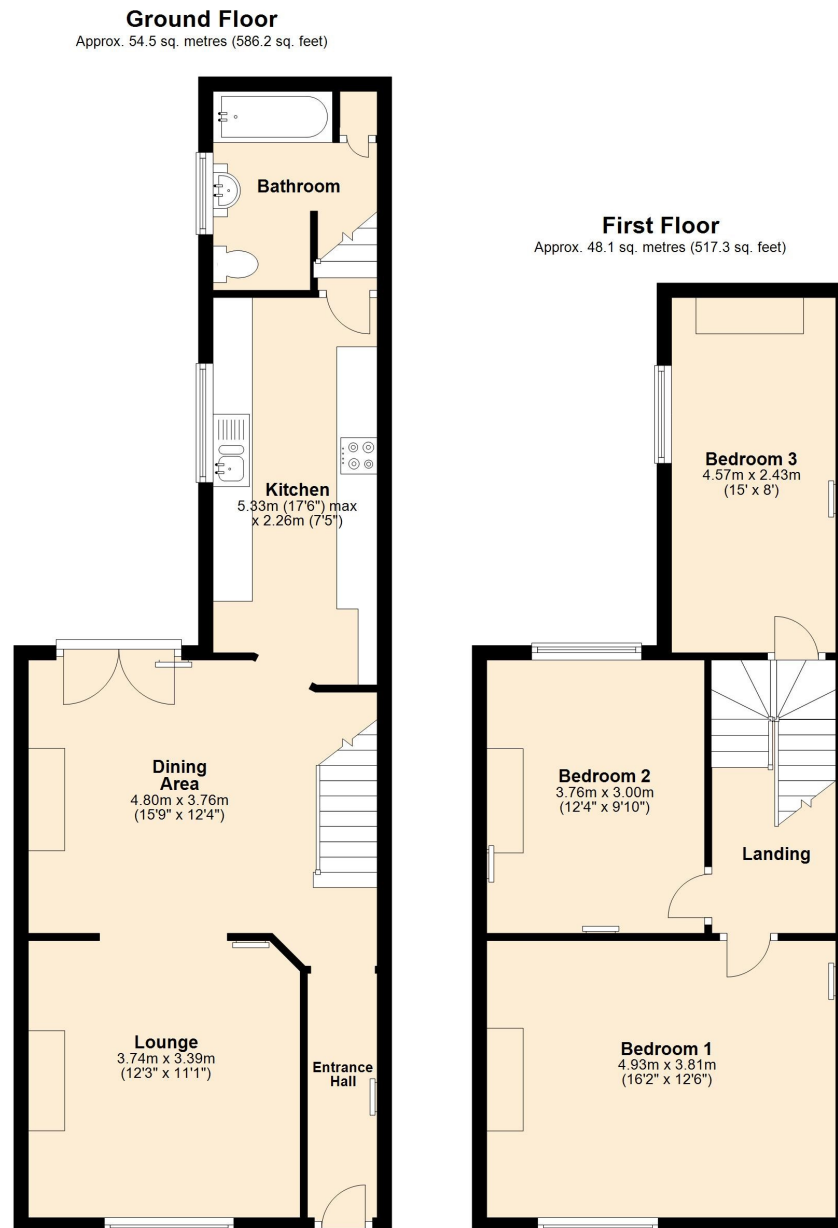
9.00am—4.00pm

(Central Plymouth Office Only)

### Our Property Reference:

24/E/24 5464

## Floor Plans...



# PLYMOUTH HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**THREE DOUBLE BEDROOMS**  
**TWO RECEPTION ROOMS**  
**WALLED COURTYARD GARDEN**  
**DOUBLE GLAZING**  
**CENTRAL HEATING**  
**NO ONWARD CHAIN**

**8 Cambridge Road, Ford,  
Plymouth, PL2 1PU**

*We feel you may buy this property because...  
'Of the spacious accommodation on offer.'*

**£200,000**

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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			
England, Scotland & Wales			
EU Directive 2002/91/EC			

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

**Number of Bedrooms**

Three Bedrooms

**Property Construction**

Solid Stone Walls

**Heating System**

Gas Central Heating

**Water Meter**

TBC

**Parking**

On Street Parking

**Outside Space**

Walled Garden

**Council Tax Band**

B

**Council Tax Cost 2024/2025**

Full Cost: £1,722.68

Single Person: £1,292.01

**Stamp Duty Liability**

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £6,000

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

**What3words Location**

///violin.intend.bother

**Flood Risk Summary**

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

**Maximum Broadband Available**

Download Speed: 1000Mbps

Upload Speed: 100Mbps

**Introducing...**

This deceptively spacious, terraced home would make the ideal first time or family home. Internally the accommodation offers lounge, dining area, good sized kitchen, downstairs bathroom and three large double bedrooms. Further benefits include double glazing, central heating and externally there is useful storage and a walled courtyard garden. Offered for sale with no onward chain Plymouth Homes advise an early viewing to avoid disappointment.

**The Accommodation Comprises...****GROUND FLOOR****ENTRANCE**

A uPVC part glazed entrance door with window above opens into the entrance hall.

**ENTRANCE HALL**

With radiator, wood effect laminate flooring, picture rail, open plan into the dining area.

**DINING AREA****4.80m (15'9") x 3.76m (12'4")**

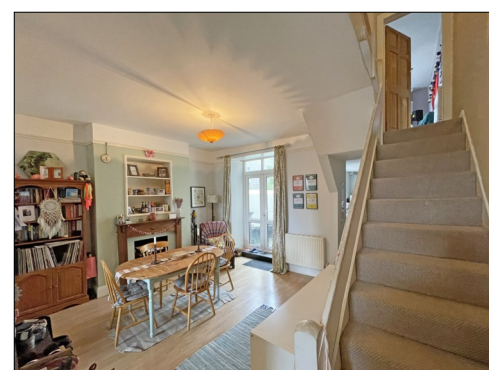
Decorative fireplace with inset shelving above, radiator, wood effect laminate flooring, picture rail, stairs rising to the first-floor landing with an under-stairs storage cupboard, open plan to the lounge, door into the kitchen, glazed double doors opening to the rear garden.

**LOUNGE****3.74m (12'3") x 3.39m (11'1")**

With double glazed window to the front, decorative fireplace with inset woodburning stove (\*please see agents note), radiator, wooden effect laminate flooring, picture rail.

**KITCHEN****5.33m (17'6") max x 2.26m (7'5")**

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge, freezer, dishwasher and washing machine, fitted electric oven and four ring gas hob with cooker hood above, double glazed window to the side, wood effect laminate flooring, door into the bathroom.

**BATHROOM****2.74m (9') x 2.26m (7'5")**

From the kitchen steps rise into the bathroom which is fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, obscure double glazed window to side, boiler cupboard housing the wall mounted boiler serving the heating system and domestic hot water, tiled flooring, access to the roof space.

**FIRST FLOOR****LANDING**

With access to the loft space, and double-glazed window to the rear.

**BEDROOM 1****4.93m (16'2") x 3.81m (12'6")**

A good-sized double bedroom with double glazed window to the front, decorative fireplace, radiator.

**BEDROOM 2****3.76m (12'4") x 3.00m (9'10")**

A second double bedroom with double glazed window to the rear, decorative fireplace, radiator.

**BEDROOM 3****4.57m (15') x 2.43m (8')**

A third double bedroom with double glazed window to the side, radiator.

**OUTSIDE:****FRONT**

At the front steps rise to the main entrance and access is also given to a useful, secure storage shed. The shed measures **2.71m (8'8") x 1.68m (5'5")** has restricted head height and is ideally suited for storage or housing motorbikes/bicycles.

**REAR**

The rear opens to an L shaped walled garden measuring **11.85m (38'10") at longest x 5.02m (16'5") at widest.**

From the dining room the double doors open to a lower courtyard area accessing a brick-built storage shed.

Steps then rise to a paved patio area, enclosed by walls.

**AGENT'S NOTE**

We're informed the wood burner within the lounge isn't in working condition and we'd advise potential buyers to seek professional advice before attempting to use the appliance.