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Opening Hours

Monday - Friday
9.15am—5.30pm

Saturday

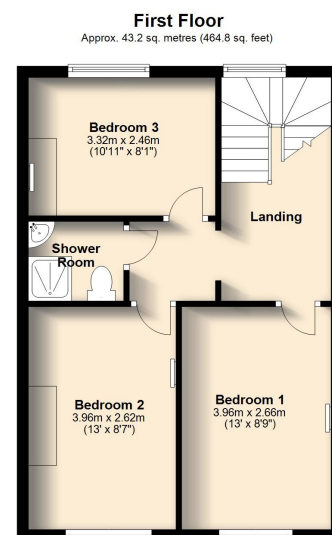
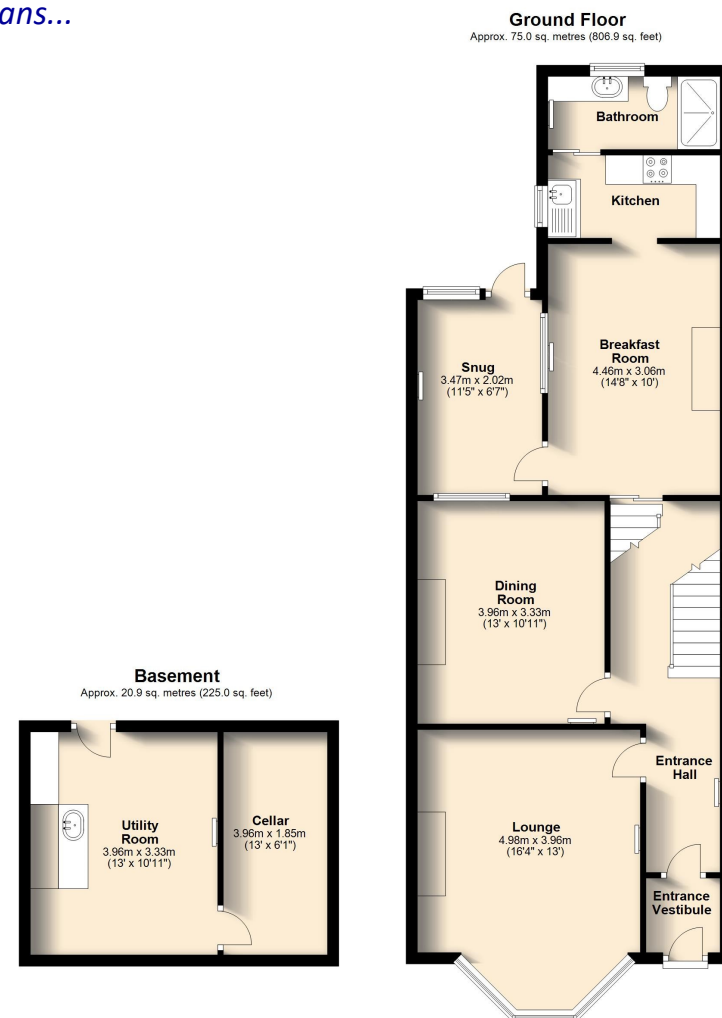
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

19/F/24 5486

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



**34 Alcester Street, Stoke,
Plymouth, PL2 1EG**

**CHARMING PERIOD HOME
THREE/FOUR BEDROOMS
TWO/THREE RECEPTIONS
BATH & SHOWER ROOMS
SNUG & UTILITY ROOM
NO ONWARD CHAIN**

We feel you may buy this property because...
'Of the spacious accommodation and charming feel of this lovely period home.'

£220,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Number of Bedrooms
Three/Four Bedrooms

Property Construction
Solid Stone Walls

Heating System
Gas Central Heating

Water Meter
TBC

Parking
On Street Parking

Outside Space
Front And Rear Gardens

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: £6,600

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

What3words Location
///valve.laser.moves

Flood Risk Summary
Rivers and the Sea:
Very Low Risk
Surface Water:
Very Low Risk

Maximum Broadband Available
Download Speed: 1000Mbps
Upload Speed: 220Mbps

Introducing...

This charming and deceptively spacious period home is offered for sale with no onward chain. Internally the accommodation offers bay fronted lounge, separate dining room/fourth bedroom, breakfast room, kitchen, downstairs bathroom, snug, utility area, three first floor bedrooms and shower room. Further benefits include double glazing, central heating, a cellar storage area and externally there are front and rear gardens. Plymouth Homes strongly advise an early viewing to fully appreciate the layout of this lovely home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A part glazed entrance door opens into the entrance vestibule.

ENTRANCE VESTIBULE

With dado rail, coving to ceiling and part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With radiator, coving to ceiling, overhead meter cupboard, stairs rising to the first-floor landing with under-stairs storage cupboards, stairs descending to the breakfast room.

LOUNGE

4.98m (16'4") x 3.96m (13')

With double glazed bay window to the front, decorative feature fireplace, radiator, picture rail, coving to ceiling with ceiling rose.

DINING ROOM

3.96m (13') x 3.33m (10'11")

Currently used as a fourth bedroom, with double glazed window to the rear, decorative feature fireplace, radiator, picture rail, coving to ceiling.

BREAKFAST ROOM

4.46m (14'8") x 3.06m (10')

With double glazed window to the side, decorative feature fireplace, radiator, coving to ceiling with ceiling rose, doors to the kitchen and the snug.

KITCHEN

3.06m (10') x 1.48m (4'10")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer, tiled splashbacks, space for slimline dishwasher, fitted electric oven and four ring gas hob with cooker hood above, double glazed window to the side, door into the bathroom.



BATHROOM

Fitted with a three-piece suite comprising vanity wash hand basin, double shower enclosure with fitted shower above, low-level WC, tiled splashbacks, extractor fan, shaver point, obscure double-glazed window to the rear, radiator, picture rail, access to roof space, wall mounted concealed boiler serving the heating system and domestic hot water.

SNUG

3.47m (11'5") x 2.02m (6'7")

With double glazed window to the rear, double glazed sloping roof, radiator, uPVC half glazed door opening to the courtyard garden, door into the utility room.

UTILITY ROOM

3.96m (13') x 3.33m (10'11")

With partially restricted head height, fitted with a range of base units with worktop space and inset stainless steel sink, radiator, space for washing machine, door into the cellar.

CELLAR

3.96m (13') x 1.85m (6'1")

Ideal for storage with partially restricted head height and light.

FIRST FLOOR

LANDING

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

BEDROOM 1

3.96m (13') x 2.66m (8'9")

With double glazed window to the front, radiator, picture rail, coving to ceiling with ceiling rose.

BEDROOM 2

3.96m (13') x 2.62m (8'7")

With double glazed window to the front, decorative fireplace, radiator.

BEDROOM 3

3.32m (10'11") x 2.46m (8'1")

With double glazed window to the rear, radiator, picture rail.

SHOWER ROOM

Fitted with a three-piece suite comprising shower cubicle with fitted shower above, wall mounted wash hand basin, low level wc, tiled splashbacks, radiator/towel rail, extractor fan, obscure window to bedroom 2.

OUTSIDE

FRONT

The front of the property is approached via a gate and feature tiled pathway leading to the main entrance and a gravelled garden area.

REAR

From the snug access is given to a raised courtyard area with steps descending to the lower, main courtyard area with raised flower bed, gate and door to the service lane and door into an outside store beneath the property.

