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

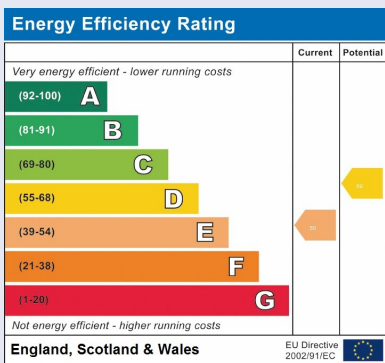
**Our Property Reference:**  
 16/B/24 5391

**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



**30 St Georges Terrace, Stoke,  
 Plymouth, PL2 1HS**

- PERIOD PROPERTY**
- WELL PRESENTED**
- THREE RECEPTIONS**
- THREE DOUBLE BEDROOMS**
- SOUTH FACING GARDEN**
- NO ONWARD CHAIN**

*We feel you may buy this property because...*  
 'Of the spacious, well presented accommodation and having no onward chain.'

**£220,000**

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

**Number of Bedrooms**  
Three Double Bedrooms

**Property Construction**  
Solid Stone Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
On Street Parking

**Outside Space**  
Courtyard

**Council Tax Band**  
B

**Council Tax Cost 2023/2024**  
Full Cost: £1,642.33  
Single Person: £1,231.75

**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**  
///medium.forest.regard

**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...

The spacious and well-presented period home is offered for sale with no onward chain. Internally the accommodation offers: entrance hall, lounge, dining room/possible fourth bedroom, breakfast area, modern kitchen, downstairs bathroom, three double, first floor bedrooms and a separate wc. Further benefits include double glazing, central heating and a southerly facing walled garden. Plymouth Homes advise an early viewing to fully appreciate this spacious, well presented home.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

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

#### ENTRANCE HALL

With wood effect laminate flooring, dado rail, recessed ceiling spotlights, LED floor level lighting, stairs rising to the first floor landing with under-stairs storage cupboards, open plan into the lounge.

#### LOUNGE

**5.13m (16'10") x 3.82m (12'7")**

A good-sized reception space with double glazed bay window to the front, radiator, wood effect laminate flooring, recessed ceiling spotlights.

#### DINING ROOM

**3.97m (13') x 3.07m (10'1")**

Currently used as a workspace but also offering potential for a fifth ground floor double bedroom. With double glazed window to the rear, radiator, wood effect laminate flooring.

#### BREAKFAST AREA

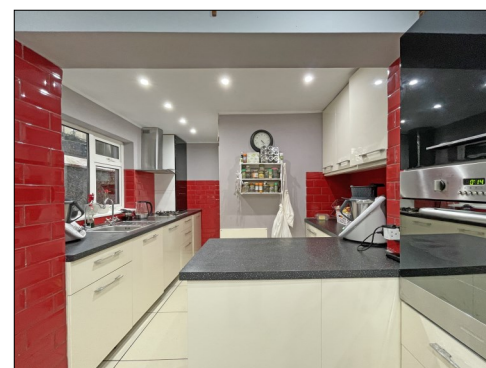
**4.26m (14') x 3.07m (10'1")**

With double glazed window to the side, built in storage cupboards into alcoves, radiator, tiled flooring, recessed ceiling spotlights, part glazed door opening to the rear, open plan into the kitchen.

#### KITCHEN

**3.07m (10'1") x 2.99m (9'10")**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, integrated dishwasher, fitted eye level



electric oven and four ring gas hob with stainless steel cooker hood above, double glazed window to the side, door to the bathroom.

#### BATHROOM

Fitted with a two-piece suite comprising panelled bath with shower attachment off the mixer tap, vanity wash hand basin with cupboard storage, tiled surround, radiator/towel rail, obscure double-glazed window to the rear, tiled flooring.

#### FIRST FLOOR

#### LANDING

With stairs rising to the loft area and doors to all rooms.

#### BEDROOM 1

**4.97m (16'4") x 3.98m (13'1")**

A lovely, large double bedroom with double glazed bay window to the front, built in wardrobes, radiator, wood effect laminate flooring, coving to ceiling.

#### BEDROOM 2

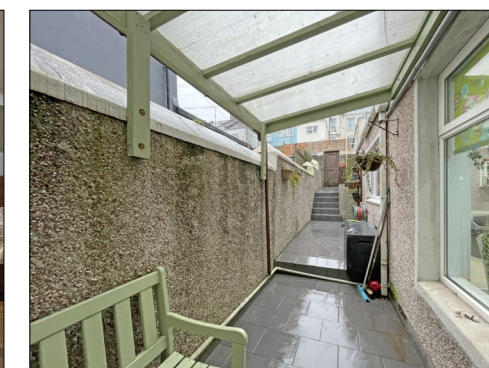
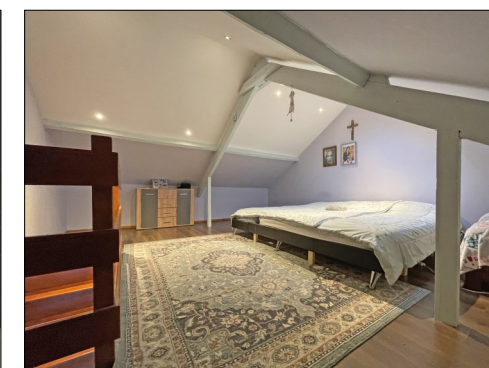
**3.93m (12'11") x 3.11m (10'3")**

A second double bedroom with double glazed window to the rear, built in storage cupboards into alcoves, radiator, wood effect laminate flooring, recessed ceiling spotlights.

#### BEDROOM 3

**3.37m (11'1") x 3.07m (10'1")**

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



#### WC

With obscure double-glazed window to the side and fitted with a low-level WC, tiled splashback, tiled flooring.

#### SECOND FLOOR

From the first-floor landing stairs rise into the loft area.

#### LOFT AREA

**5.58m (18'4") x 4.57m (15')**

With double glazed window to the rear, radiator, wood effect laminate flooring.

#### OUTSIDE:

#### FRONT

At the front of the property steps rise to a gravelled garden area and the main entrance.

#### REAR

The rear opens to an L shaped walled courtyard measuring **13.66m (44'10") max in length x 4.90m (16'1") max in width**. Adjoining the rear door from the breakfast area is a covered seating area and lower courtyard accessing an outside storage shed. Steps then rise to a higher paved area with wooden gazebo and a gate giving rear access to the service lane.