

## 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

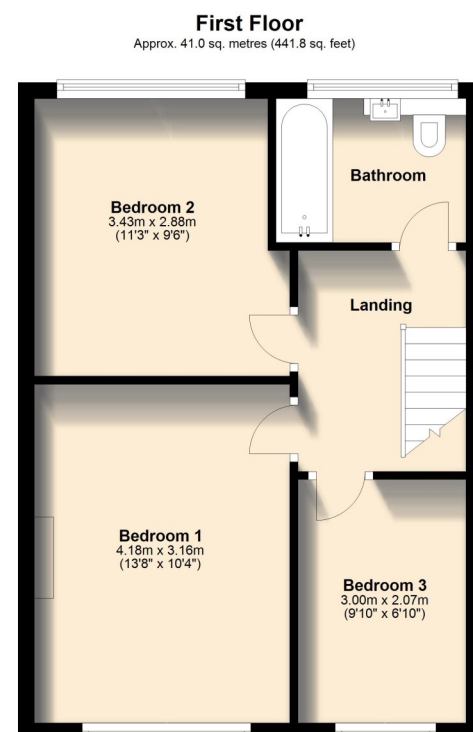
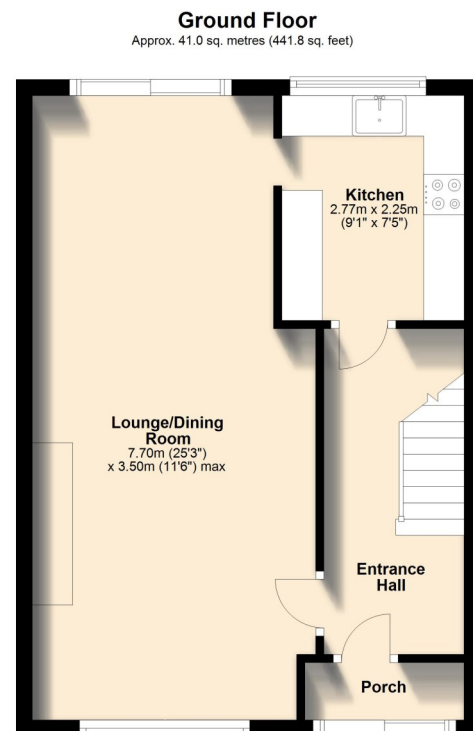
## Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

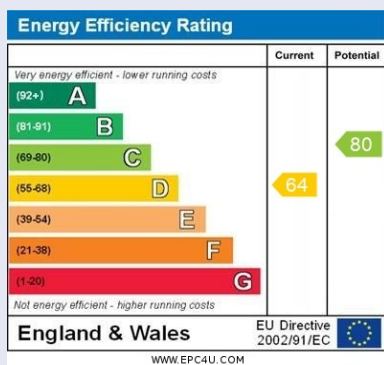
Our Property Reference:  
**16/G/24 5501**

## 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



**THREE BEDROOMS**  
**IMPRESSIVE KITCHEN**  
**MODERN BATHROOM**  
**LOUNGE/DINING ROOM**  
**SOUTH FACING GARDEN**  
**GARAGE**

**84 Priory Road, Lower Compton,  
Plymouth, PL3 5ET**

*We feel you may buy this property because...*  
'This three bedroom home has been greatly improved by the current owner and is offered for sale with a modern kitchen and bathroom'

**Offers In Excess Of  
£260,000**

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

**Number of Bedrooms**

Three Bedrooms

**Property Construction**

Cavity Brick Walls

**Heating System**

Gas Central Heating

**Water Meter**

Yes

**Parking**

Garage

**Outside Space**

Enclosed Rear Patio

**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: £500

Second Home or Investment

Property: £8,300

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

**What3words Location**

///mild.badly.author

**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 particularly well presented semi detached home is positioned in the heart of Lower Compton village and benefits from a south facing garden to the rear. The good size accommodation comprises: entrance porch, hallway, lounge/ dining room, impressive kitchen, three bedrooms and a modern re-fitted bathroom. Externally the property has a 23' south facing paved garden to the rear and a detached garage. Offered for sale with gas central heating and double glazing, Plymouth Homes recommend this comfortable family home.

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

uPVC double glazed entrance patio doors opening to:

**PORCH**

Mat flooring, wall mounted gas boiler.

**ENTRANCE HALL**

Radiator, stairs to the first floor landing with an under-stairs storage cupboard.

**LOUNGE/DINING ROOM**

**7.70m (25'3") x 3.50m (11'6") max**

Double glazed window to the front, two radiators, media wall with television and sound bar recesses, double glazed patio doors opening to the rear garden.

**KITCHEN**

**2.77m (9'1") x 2.25m (7'5")**

Impressive re-fitted kitchen with a matching range of base and eye level units with quartz worktop space above, inset stainless steel sink with a mixer tap and integrated drainer, integrated fridge freezer and slimline dishwasher, fitted electric oven with a four ring induction hob and cooker hood above, double glazed window to the rear.

**FIRST FLOOR****LANDING**

Access to the loft.

**BEDROOM 1**

**4.18m (13'8") x 3.15m (10'4")**

Double glazed window to the front, radiator, coved ceiling.

**BEDROOM 2**

**3.43m (11'3") x 2.88m (9'6")**

Double glazed window to the rear, radiator, coved ceiling.

**BEDROOM 3**

**3.00m (9'10") x 2.07m (6'10")**

Double glazed window to the front, radiator, coved ceiling.

**BATHROOM**

Recently refitted with a modern suite comprising: panelled bath overhead rain and hand held showerheads and a screen, vanity wash hand basin, low-level WC, part tiled walls, heated towel rail, frosted double glazed window to the rear, recessed spotlights.

**OUTSIDE****FRONT**

Lawned front garden with established hedging, steps lead down to the front door, side access.

**REAR**

**7.00m (23') x 6.4m (21')**

South facing rear garden, paved and enclosed by fencing with a side access gate, outside water tap, door to the garage, rear access gate.

**GARAGE**

**4.88m (16'0") x 3.25m (10'8") narrowing to 2.31m (7'7")**

Up and over vehicular door, door to the side, power and light connected, plumbing for washing machine.