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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

12/G/24 5499

Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS



**68 Gifford Terrace Road, Mutley,
Plymouth, PL3 4JE**

**THREE/FOUR BEDROOMS
THREE STOREY
ACCOMMODATION
SOUGHT AFTER LOCATION
SCOPE FOR MODERNISATION
REAR GARDEN
DOUBLE GARAGE**

We feel you may buy this property because...

'This elegant Victorian home is positioned in a sought after location and represents a marvellous opportunity to acquire a spacious family home with a rear garden and double garage'.

**Offers In Excess Of
£280,000**

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+)	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			
		67	81
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

www.plymouthhomes.co.uk

Number of Bedrooms
Three/Four Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Double Garage

Outside Space
Rear Garden

Council Tax Band
C

Council Tax Cost 2024/2025
Full Cost: £1,968.77
Single Person: £1,476.58

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,500
Second Home or Investment Property: £9,900

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

What3words Location
///spits.sharp.spout

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

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

Introducing...

This elegant period home, dating from the late 1800's, is arranged over three storeys and benefits from a garden with a double garage to the rear. Requiring some updating and modernisation, the extensive accommodation comprises: entrance vestibule, entrance hallway, lounge, dining room, shower room, kitchen/breakfast room, three principle bedrooms, dressing room, bathroom, separate wc, bedroom 4/study, cellar, workshop and a utility room. Externally, the property has a 35' rear garden and a double garage. With some original features to include picture rails and ornate fireplaces in most rooms, Plymouth Homes highly recommend this spacious family home.

The Accommodation Comprises...

GROUND FLOOR

Entrance door opening to:

ENTRANCE VESTIBULE

Dado rail, coved ceiling, part glazed door to:

ENTRANCE HALL

Radiator, dado rail, coved ceiling, stairs rising to the first floor landing and descending to the garden level, good size storage cupboard.

LOUNGE

5.52m (18'1") into bay x 4.23m (13'10")

Double glazed bay window to the front, ornate Victorian style fireplace with tiled cast iron inset and a timber surround with a custom made fender, two radiators, picture rail, coved ceiling with ornate ceiling rose, sliding doors to:

DINING ROOM

4.23m (13'10") x 3.66m (12')

Double glazed sash style window to the rear, ornate Victorian style fireplace with tiled cast iron inset and a timber surround, radiator, picture rail, coved ceiling with ornate ceiling rose, crafted low cupboard to one chimney alcove, door to entrance hall.

SHOWER ROOM

Suite comprising a tiled shower cubicle with a fitted electric shower, pedestal wash hand basin, low-level WC, frosted double glazed window to the side, tiled splashbacks.

KITCHEN/BREAKFAST ROOM

5.84m (19'2") into bay x 3.16m (10'4")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with a single drainer, plumbing for dishwasher, recess for fridge/freezer, electric point for free standing cooker, two ring gas hob, double glazed bay window to the rear with a further double glazed sash style window to the side, two radiators, tiled splashbacks, space for breakfast table.

FIRST FLOOR

LANDING

Dado rail, coved ceiling, access to the loft, high level windows, linen cupboard with slatted shelving.



BEDROOM 1

5.44m (17'10") into bay x 3.63m (11'11")

Double glazed bay window to the front, built-in double wardrobe with storage above, radiator, coved ceiling, ornate Victorian style fireplace with tiled cast iron inset and a timber surround.

BEDROOM 2

4.23m (13'10") x 3.63m (11'11")

Double glazed sash style window to the rear, radiator, ornate fire surround, coved ceiling.

BEDROOM 3

3.33m (10'11") x 2.97m (9'9")

Double glazed sash style window to the side, built-in wardrobe with storage above, radiator, ornate fire surround, door to:

DRESSING ROOM

3.29m (10'10") into bay x 2.80m (9'2")

Double glazed bay window to the rear, radiator, vanity wash hand basin, access to tenement loft, ornate fire surround.

BATHROOM

Suite comprising a panelled bath, vanity wash hand basin, tiled shower cubicle with a fitted electric shower, shaver point, double glazed window to the front, radiator, coved ceiling, part tiled walls.

WC

Frosted double glazed window to the side, high-level flush WC.

BASEMENT

HALLWAY

Radiator, coved ceiling, four under stairs storage cupboards, glazed door to:

LOBBY

Double glazed door to the side.

CELLAR

5.31m (17'5") x 4.29m (14'1")

Exposed stone walls, varying concreted floor levels with some head height restrictions.

STUDY / BEDROOM 4

4.11m (13'6") x 3.54m (11'7")

Double glazed window to the rear, radiator, ornate fire surround set in a wooden surround, storage cupboard.

WORKSHOP

3.27m (10'9") x 2.75m (9')

Double glazed window to the side, wall mounted condensing gas combination boiler, storage cupboard, door to:

UTILITY ROOM

3.33m (10'11") x 2.48m (8'2")

Stainless steel sink with a single drainer, plumbing for washing machine, radiator, tiled splashbacks, double glazed door to the garden.

OUTSIDE

FRONT

The front garden is paved with established shrub borders, a gate and path (with a ground level light) leads to the front door.

REAR

The rear garden measures **10.7m (35') x 5.2m (17')** and has steps leading to the double garage, two outhouses both with internal lights, outside water tap.

GARAGE

6.1m (20'2") x 4.7m (15'5")

Up and over double vehicular door, power and light connected, window and door to the rear garden, external light.

