

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

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

14/F/24 5476

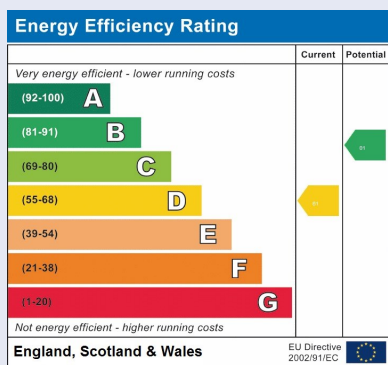


Floor Plans...

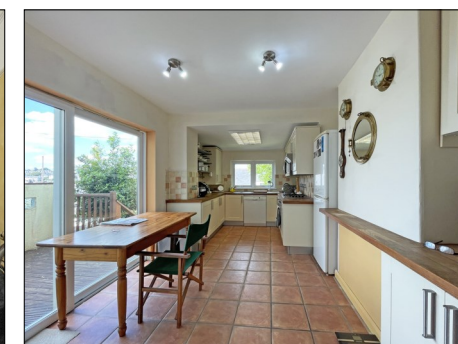


Further Information...

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



**31 Salcombe Road, Lipson,
Plymouth, PL4 7NE**

- THREE BEDROOMS
- EN SUITE SHOWER ROOM
- 36' REAR GARDEN
- SOUGHT AFTER ROAD
- GOOD SIZE ACCOMMODATION
- GAS CENTRAL HEATING

We feel you may buy this property because...
'This good size period home is positioned in a sought after road and has a 36' garden to the rear.'

£310,000

www.plymouthhomes.co.uk

Number of Bedrooms

Three Double Bedrooms

Property Construction

Solid Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Permit Parking

Outside Space

Good Sized 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: £3,500

Second Home or Investment

Property: £13,100

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

What3words Location

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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 good size early Edwardian home is positioned in a sought after location and benefits from a 36' garden to the rear. The spacious accommodation comprises: entrance vestibule, hallway, lounge, dining room, kitchen/breakfast room, three good size bedrooms, en-suite shower room and bathroom. Externally the property has an enclosed rear garden and a cellar room. Offered for sale with gas central heating (via a recently replaced boiler) and double glazing, Plymouth Homes highly recommend this comfortable family home.

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

Entrance door opening to:

ENTRANCE VESTIBULE

Coved ceiling, stained glass door opening to:

ENTRANCE HALL

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

LOUNGE**5.18m (17') x 4.27m (14')**

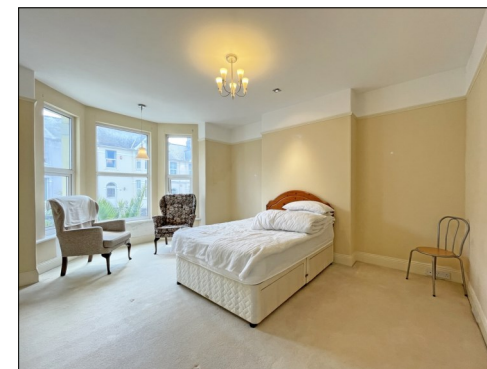
Double glazed bay window to the front, open fire set in a feature surround with a tiled hearth, radiator, picture rail, original coved ceiling.

DINING ROOM**4.27m (14') x 3.67m (12') max**

Double glazed window to the rear, open fire set in a feature surround with a tiled hearth, radiator, picture rail, display cupboard.

KITCHEN/BREAKFAST ROOM**5.21m (17'1") x 2.66m (8'9")**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, electric oven with a four ring gas hob and cooker hood above, double glazed window to the rear, radiator, patio door opening to the rear garden.

**FIRST FLOOR****LANDING**

High level double glazed obscured window.

BEDROOM 1**5.23m (17'2") into bay x 4.60m (15'1")**

Double glazed bay window to the front, radiator, picture rail, opening to:

EN-SUITE SHOWER ROOM

Suite comprising: tiled shower cubicle, pedestal wash hand basin, low-level WC, part tiled walls, heated towel rail, extractor fan, frosted double glazed window to the front.

BEDROOM 2**4.27m (14') x 3.67m (12')**

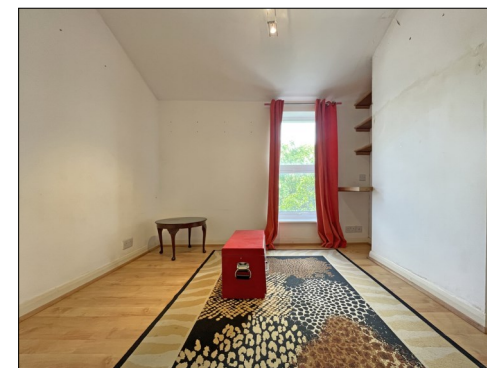
Double glazed window to the rear, radiator.

BEDROOM 3**3.11m (10'2") x 2.72m (8'11")**

Double glazed window to the rear, radiator.

BATHROOM

Suite comprising a panelled with an independent electric shower and screen, pedestal wash hand basin, low-level WC, part tiled walls, extractor fan, radiator, access to the loft.

**OUTSIDE****REAR****10.9m (36') x 5.5m (18')**

Good size rear garden, enclosed by a stone wall with a rear access gate, area of decking and shrub borders

CELLAR**2.64m (8'8") x 2.13m (7')**

Accessed from the garden with a part glazed door, window, high level flush WC, wash hand basin, recently replaced wall mounted combination boiler, power and light connected.