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Opening Hours

Monday - Friday
 9.15am—5.30pm

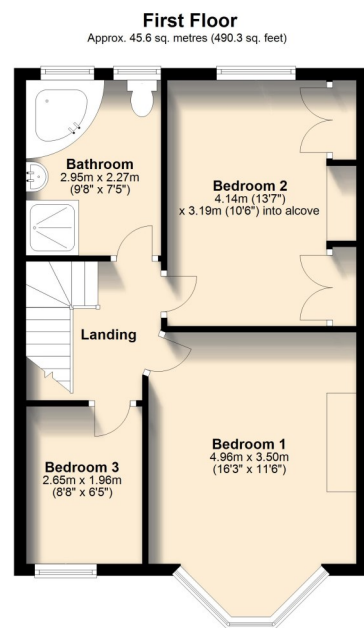
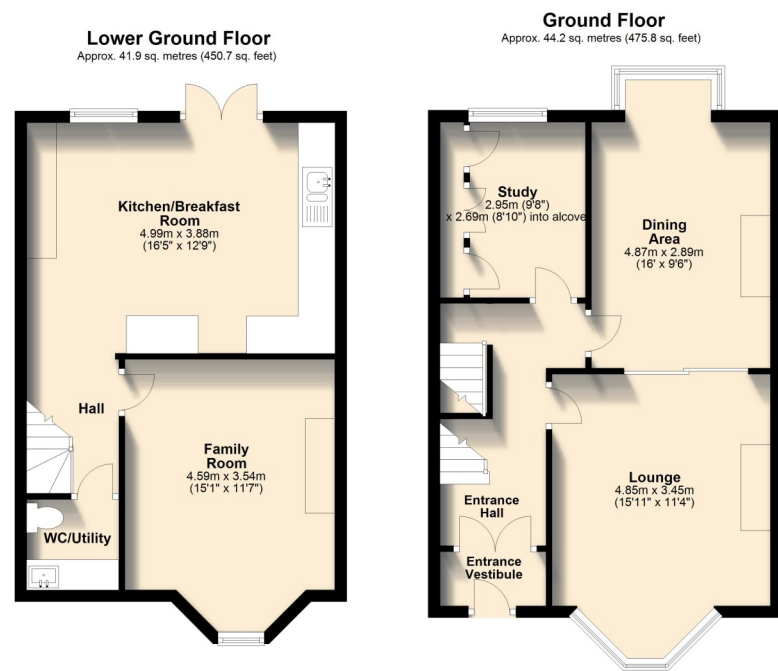
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

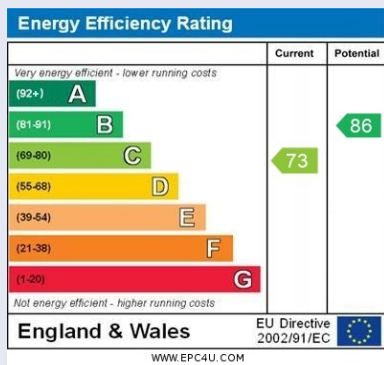
Our Property Reference:

02/1/24 5539



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



**51 Salcombe Road, Lipson,
 Plymouth, PL4 7NF**

- POPULAR LOCATION**
- THREE BEDROOMS**
- THREE RECEPTIONS**
- KITCHEN/BREAKFAST ROOM**
- REAR GARDEN**
- SINGLE GARAGE**

We feel you may buy this property because...
 'Of the popular location and the spacious, well-presented accommodation on offer.'

£285,000

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Solid Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

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: £2,000

Second Home or Investment
Property: £10,700

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

What3words Location

///lung.focus.silly

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 attractive and spacious period property offers accommodation over three floors and boasts a rear garden and a garage. Internally the accommodation comprises lounge, separate dining area, kitchen/breakfast room, family room/fourth bedroom, three bedrooms, large bathroom, study and a utility/wc. further benefits include double glazing and central heating. Plymouth Homes advise an early viewing to fully appreciate this lovely, well-presented home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE VESTIBULE

With half glazed double doors opening into the entrance hall.

ENTRANCE HALL

With radiator, picture rail, stairs rising to the first-floor landing, stairs descending to the lower ground floor.

LOUNGE

4.85m (15'11") x 3.45m (11'4")

With double glazed bay window to the front, decorative feature fireplace, radiator, picture rail, sliding doors opening into the dining area.

DINING AREA

4.87m (16') x 2.89m (9'6")

With double glazed box window to the rear enjoying the views and outlook over the garden, radiator, picture rail, door to the entrance hall.

STUDY

2.95m (9'8") x 2.69m (8'10") into alcove

With double glazed window to the rear and three built in storage cupboards.

FIRST FLOOR

LANDING

With dado rail and doors to all rooms.

BEDROOM 1

4.96m (16'3") x 3.50m (11'6")

A good-sized double bedroom with double glazed bay window to the front, radiator, picture rail.



BEDROOM 2

4.14m (13'7") x 3.19m (10'6") into alcove

A second double bedroom with double glazed window to the rear enjoying the open views, two built in storage cupboards, radiator, picture rail.

BEDROOM 3

2.65m (8'8") x 1.96m (6'5")

A single bedroom with double glazed window to the front, radiator, picture rail, access to the loft space.

BATHROOM

2.95m (9'8") x 2.27m (7'5")

A good sized bathroom fitted with a four piece suite comprising corner panelled bath, pedestal wash hand basin, corner shower cubicle with fitted electric shower above, low-level WC, tiled splashbacks, two obscure double glazed windows to the rear, radiator.

LOWER GROUND FLOOR

HALL

Wit tiled flooring and under-stairs storage cupboard.

FAMILY ROOM

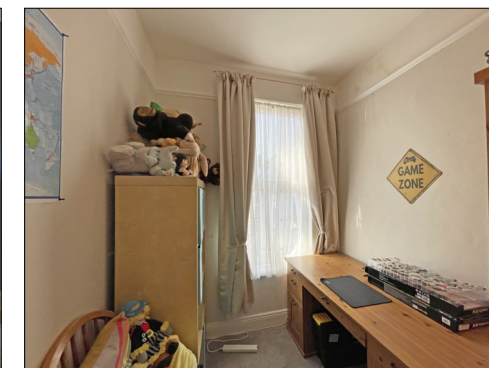
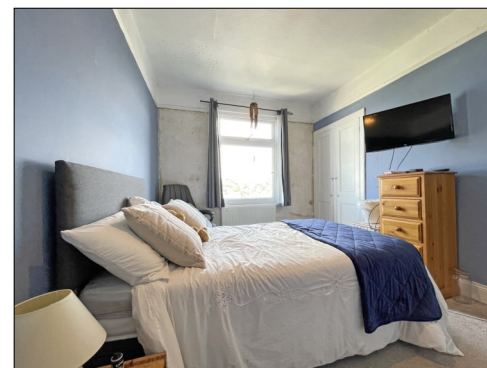
4.59m (15'1") x 3.54m (11'7")

A versatile room that could also make a fourth bedroom, with double glazed window to the front, radiator, wall lights.

KITCHEN/BREAKFAST ROOM

4.99m (16'5") x 3.88m (12'9")

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, wall mounted boiler serving the



heating system and domestic hot water, spaces for dishwasher and cooker, wall mounted cooker hood, double glazed window to the rear, radiator, tiled flooring, under floor heating, recessed ceiling spotlights, uPVC glazed double doors opening onto the garden.

WC/UTILITY

1.55m (5'1") x 1.52m (5')

Fitted with a range of base units with worktop space above, sink unit with mixer tap, spaces for washing machine and tumble dryer, low-level WC, extractor fan, shaver point.

OUTSIDE:

FRONT

To the front is a small courtyard area leading to the main entrance.

REAR

The rear opens to a good-sized garden measuring **5.66m (18'6") in width x 11.82m (38'9") in length** to the rear of the garage. Adjoining the property is a paved patio enjoying the open outlook, steps then descend to the lawned garden area with established borders and a pathway and gate giving access to the rear service lane and the garage.

GARAGE

A single garage with power and lighting.