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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

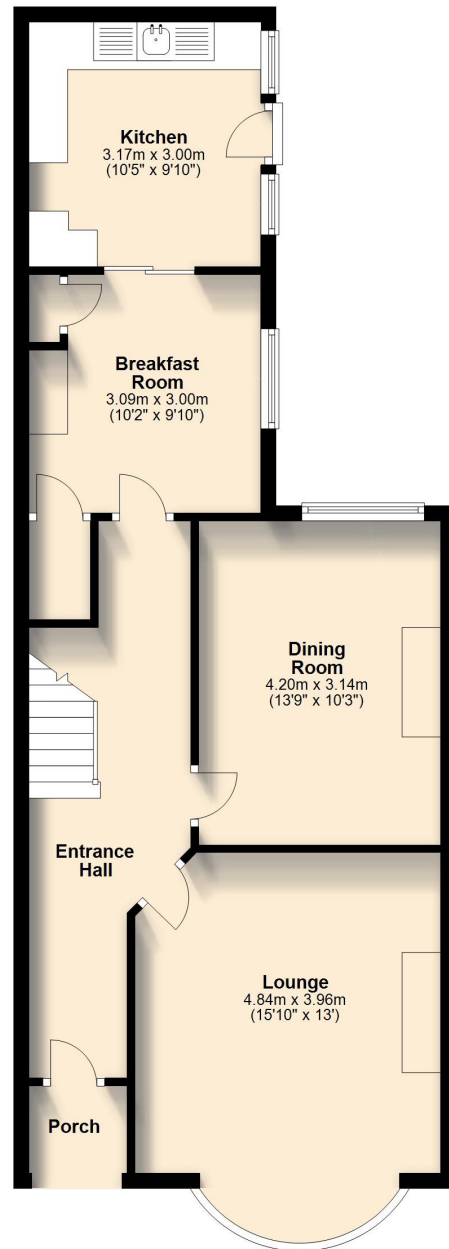
Our Property Reference:

06/1/24 5542



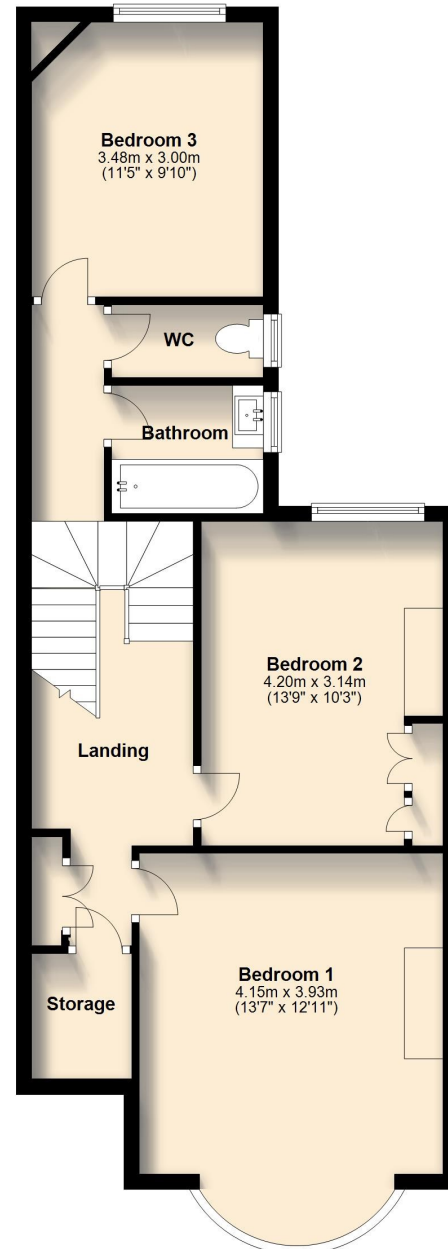
Ground Floor

Approx. 64.9 sq. metres (698.7 sq. feet)



First Floor

Approx. 63.2 sq. metres (680.3 sq. feet)



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



**11 Waterloo Street, Stoke
Plymouth, PL1 5RW**

DECEPTIVELY SPACIOUS
THREE BEDROOMS
THREE RECEPTIONS
POPULAR LOCATION
LARGE GARAGE
NO ONWARD CHAIN

We feel you may buy this property because...
'Of the lovely location and spacious accommodation on offer'.

£250,000

www.plymouthhomes.co.uk

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	
56	16

England & Wales E.U. Directive 2002/91/EC
WWW.EPC4U.COM

Number of Bedrooms

Three Bedrooms

Property Construction

Solid Brick/Block Walls

Heating System

Open Fire

Water Meter

Yes

Parking

On Street Parking and Garage

Outside Space

Courtyard Garden

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: Nil

Second Home or Investment

Property: £12,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents and that stamp duty rates will increase on 1st April 2025.

What3words Location

///pack.funny.holds

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

Introducing...

Located within the heart of Stoke and offering great scope for modernisation, this deceptively spacious terraced home would make the perfect first-time or family home. Internally the accommodation boasts: a bay fronted lounge, separate dining room, breakfast room, kitchen, three double bedrooms, bathroom and a separate wc. Externally the property has a good-sized walled garden which also accesses a larger than average garage. The property is positioned close to Stoke Village and the conservation area, Millbridge shops, The Royal William Yard, Central Park, Plymouth Argyle, Plymouth Albion Rugby Club, Devonport Park, Devonport Railway Station, The CFE, Babcock, The Torpoint Ferry, DHS for boys and Stoke Damerel Junior School. Plymouth Homes advise an early viewing to appreciate this charming period home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via an arched porch with quarry tiled floor and feature part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With stairs rising to the first-floor landing with an under-stairs storage cupboard.

LOUNGE

4.84m (15'10") x 3.96m (13')

With double glazed bow window to the front, decorative feature fireplace.

DINING ROOM

4.20m (13'9") x 3.14m (10'3")

With double glazed window to the rear, recessed chimney breast, picture rail.

BREAKFAST ROOM

3.09m (10'2") x 3.00m (9'10")

With double glazed window to the side, decorative feature fireplace, understairs storage cupboard, built in storage cupboard into alcove, sliding door to the kitchen.



KITCHEN

3.17m (10'5") x 3.00m (9'10")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with double draining board, extractor fan, plumbing for washing machine, space for cooker, two double glazed windows to the side, door opening to the rear garden.

FIRST FLOOR

LANDING

With built in storage cupboard, picture rail, access to the front and rear loft spaces, the rear loft space housing the hot water emersion heater.

BEDROOM 1

4.15m (13'7") x 3.93m (12'11")

A lovely sized double bedroom with double glazed bow window to the front, fireplace.

BEDROOM 2

4.20m (13'9") x 3.14m (10'3")

A second double bedroom with double glazed window to the rear, fireplace, built in storage cupboard, picture rail.

BEDROOM 3

3.48m (11'5") x 3.00m (9'10")

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

BATHROOM

1.97m (6'5") x 1.66m (5'5")

Fitted with a two-piece suite comprising panelled bath with independent electric shower above, vanity wash hand basin with cupboard storage below, obscure double-glazed window to the side.

SEPARATE WC

With obscure double-glazed window to side and fitted with a low-level WC.

OUTSIDE:

FRONT

The front of the property is approached via a gate and quarry tile pathway leading to a paved garden area with flower borders and the arched entrance porch.

REAR

The rear opens to a T shaped, walled garden measuring **5.45m (17'10") at widest x 17.12m (56'2") at longest**. The garden accesses an outside wc, a gate to the rear service lane and a door to the garage.

GARAGE

A good-sized garage measuring **3.23m (10'7") at widest x 5.57m (18'3") at longest**. With a wooden, sliding garage door opening to the service lane, car inspection pit, window to the side and pitched roof.

