

**Contact us**

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**Opening Hours**

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

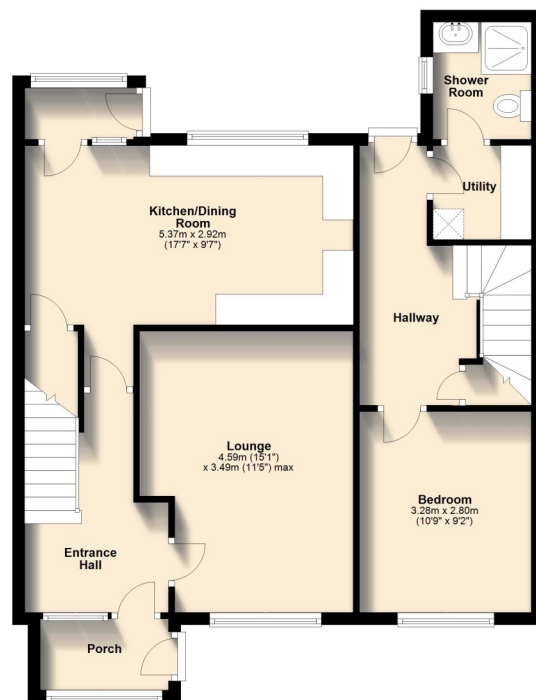
(Central Plymouth Office Only)

**Our Property Reference:**

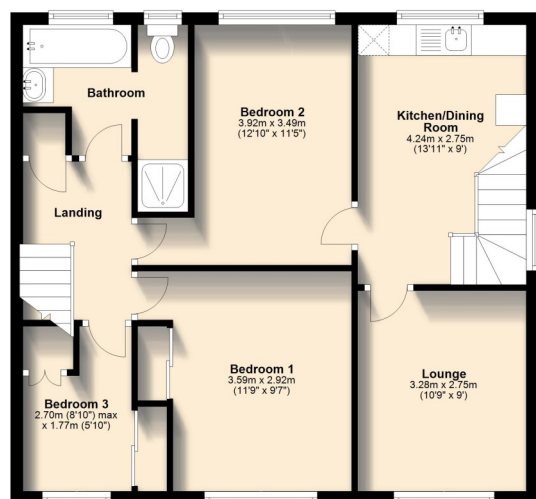
**27/1/24 5554**



**Ground Floor**  
Approx. 70.5 sq. metres (756.9 sq. feet)

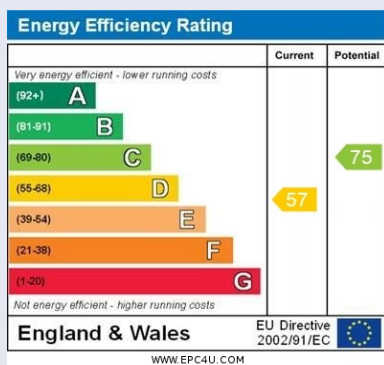


**First Floor**  
Approx. 62.6 sq. metres (673.5 sq. feet)



**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

Draft Details – Not Approved & Subject To Change



**2 Dover Road, Thornbury,  
Plymouth, PL6 8ST**

- THREE BEDROOMS**
- ATTACHED ANNEXE**
- FLEXIBLE ACCOMMODATION**
- 42' GARDEN**
- DETACHED GARAGE**
- NO ONWARD CHAIN**

*We feel you may buy this property because...*

'This extended family home offers an attached one bedroom annexe, offering ideal accommodation for multi generational living'.

**£300,000**

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



**Number of Bedrooms**  
Three/Four Bedrooms

**Property Construction**  
Cavity Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
TBC

**Parking**  
Single Garage

**Outside Space**  
Front And Rear Gardens

**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: £2,500  
Second Home or Investment  
Property: £17,500

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**  
///pulse.drops.over

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

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

## Introducing...

The three bedroom end of terrace home benefits from an attached two storey annexe. The accommodation in the main house comprises: entrance hall, lounge, kitchen/diner, three bedrooms and a good size bathroom. The attached annexe (with a separate entrance and connecting door to bedroom 2) comprises: large hallway, utility room, bedroom, shower room, kitchen/diner and a lounge. Externally the property has a 42' garden and detached single garage. Suiting multi generational living and offered for sale with no onward chain, Plymouth Homes highly recommend this extended family home.

## The Accommodation Comprises...

### GROUND FLOOR

uPVC double glazed entrance door opening to:

#### PORCH

Frosted double glazed window to the front, door to:

#### ENTRANCE HALL

Radiator, coved ceiling, stairs to the first floor landing, door to:

#### LOUNGE

**4.59m (15'1") x 3.49m (11'5") max**

Double glazed window to the front, radiator, extended stone television plinth, coved ceiling.

#### KITCHEN/DINING ROOM

**5.37m (17'7") x 2.92m (9'7")**

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 washing machine, space for fridge, electric point for cooker, double glazed window to the rear, coved ceiling, floor standing gas boiler, space for a dining table, understairs storage cupboard.

#### REAR PORCH

Frosted double glazed window to rear, door to the rear garden.

### FIRST FLOOR

#### LANDING

Coved ceiling, access to the loft, Storage cupboard.

#### BEDROOM 1

**3.59m (11'9") x 2.92m (9'7")**

Double glazed window to the front, built-in triple wardrobe, radiator, coved ceiling.



#### BEDROOM 2

**3.92m (12'10") x 3.49m (11'5")**

Double glazed window to the rear, coved ceiling.

#### BEDROOM 3

**2.70m (8'10") max x 1.77m (5'10")**

Double glazed window to the front, storage cupboard.

#### BATHROOM

Suite comprising a panelled bath, vanity wash hand basin, tiled shower cubicle, low-level WC, tiled splashbacks, shaver point, two frosted double glazed windows to the rear, radiator, coved ceiling.

#### ANNEXE ACCOMMODATION

Accessed from the rear garden on the ground floor or via Bedroom 2 on the first floor.

### GROUND FLOOR

#### HALLWAY

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

#### BEDROOM

**3.28m (10'9") x 2.80m (9'2")**

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

#### UTILITY

**1.60m (5'3") x 1.53m (5')**

With worktop space and storage cupboard, plumbing for washing machine, door to:

#### SHOWER ROOM

Suite comprising a tiled shower cubicle, vanity wash hand basin, low-level WC, extractor fan, tiled splashbacks, frosted double glazed window to the side, radiator.



### FIRST FLOOR

#### KITCHEN/DINING ROOM

**4.24m (13'11") x 2.75m (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, space for fridge, electric point for cooker, double glazed windows to the side and rear, radiator, coved ceiling, access to the loft, tiled splashbacks, space for a dining table.

#### LOUNGE

**3.28m (10'9") x 2.75m (9')**

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

### OUTSIDE

#### FRONT

To the front of the property is a lawned garden with a path leading to the front door, inset shrubs.

#### REAR

**12.8m (42') x 9.1m (30')**

The rear garden has two areas of artificial lawn with shrub borders, paved seating area, timber garden shed, outside water tap, doors to the kitchen and annexe.

#### GARAGE

Detached single garage with an up and over vehicular door.

#### AGENT'S NOTE

This property has photovoltaic solar panels fitted that we understand are owned outright by the property. As such, the owner of the property will benefit from a feed in tariff.