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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

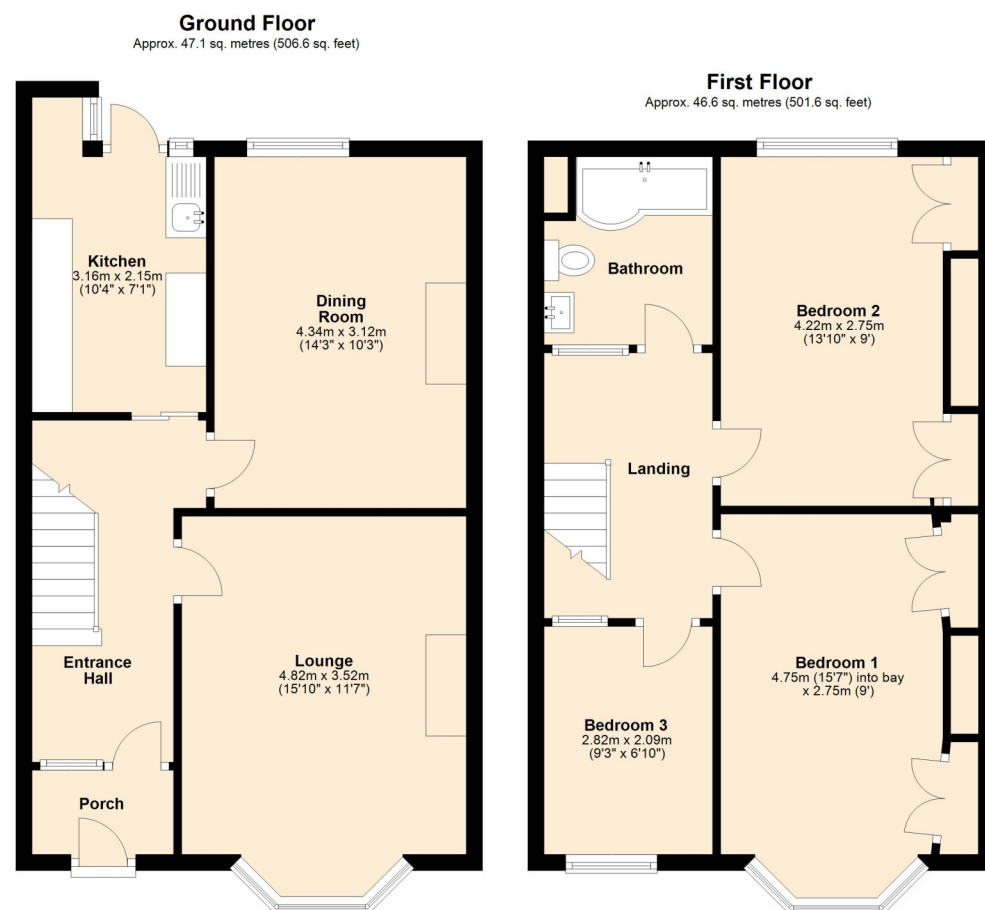
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

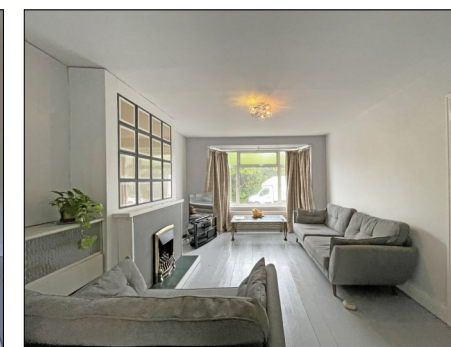
25/J/24 5581

Floor Plans...



PLYMOUTH HOMES

ESTATE AGENTS



**39 St Levan Road, Milehouse,
Plymouth, PL2 3AE**

**THREE BEDROOMS
SOUTH FACING GARDEN
UNDERSIZED GARAGE
CENTRAL HEATING
DOUBLE GLAZING
VIEWING RECOMMENDED**

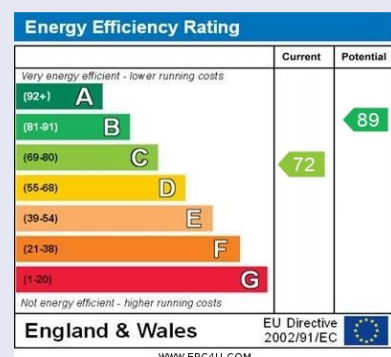
We feel you may buy this property because...

‘This three bedroom home offers good size accommodation and benefits from a 35’ south facing garden to the rear.’

£209,950

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.



www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking and Garage

Outside Space
Rear 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: £1,699
Second Home or Investment
Property: £12,196.50

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

What3words Location
///focal.lows.chase

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

Maximum Broadband Available
Download Speed: 1000Mbps
Upload Speed: 100Mbps

Introducing...

This good size home benefits from a 35’ south facing garden to the rear. The accommodation comprises: entrance hall, lounge, dining room, kitchen, landing, three bedrooms and a bathroom. Externally the property has a gardens to the front and rear, with the rear garden housing an undersize garage. With double glazing and gas central heating, Plymouth Homes recommend this family home.

The Accommodation Comprises...

GROUND FLOOR

A replacement composite entrance door opens to:

PORCH

Stained glass window and door opening to:

ENTRANCE HALL

Radiator, stairs to the first floor landing with two under-stairs storage cupboards.

LOUNGE

4.82m (15'10") x 3.52m (11'7")

Double glazed bay window to the front, living flame effect gas fire set in a surround, radiator, opening to:

DINING ROOM

4.34m (14'3") x 3.12m (10'3")

Double glazed window to the rear, fire surround, radiator, picture rail.

KITCHEN

3.16m (10'4") x 2.15m (7'1")

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, recess with a gas point for the cooker and a single glazed window, double glazed window to the rear, uPVC glazed door to the garden.



FIRST FLOOR

LANDING

Internal windows from the bathroom and bedroom 3.

BEDROOM 1

4.75m (15'7") into bay x 2.75m (9')

Double glazed bay window to the front, two built-in wardrobes, radiator.

BEDROOM 2

4.22m (13'10") x 2.75m (9')

Double glazed window to the rear, two built-in wardrobes (one housing the wall mounted gas combination boiler), radiator.

BEDROOM 3

2.82m (9'3") x 2.08m (6'10")

Double glazed window to the front, radiator, picture rail.

BATHROOM

Suite comprising a ‘P’ shape panelled bath with an independent shower and screen above, vanity wash hand basin, low-level WC, heated towel rail, extractor fan, ceramic tiled floor, access to the loft.

OUTSIDE

REAR

10.6m (35') x 4.6m (15')

Enclosed south facing rear garden with a rear access gate, range of shrubs and bushes, utility shed with plumbing for the washing machine, storage shed, outside wc.

UNDER SIZED GARAGE

4.1m (13'6") x 2.7m (8'10")

Wooden vehicular door, windows to the side and rear, door to garden.

