

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

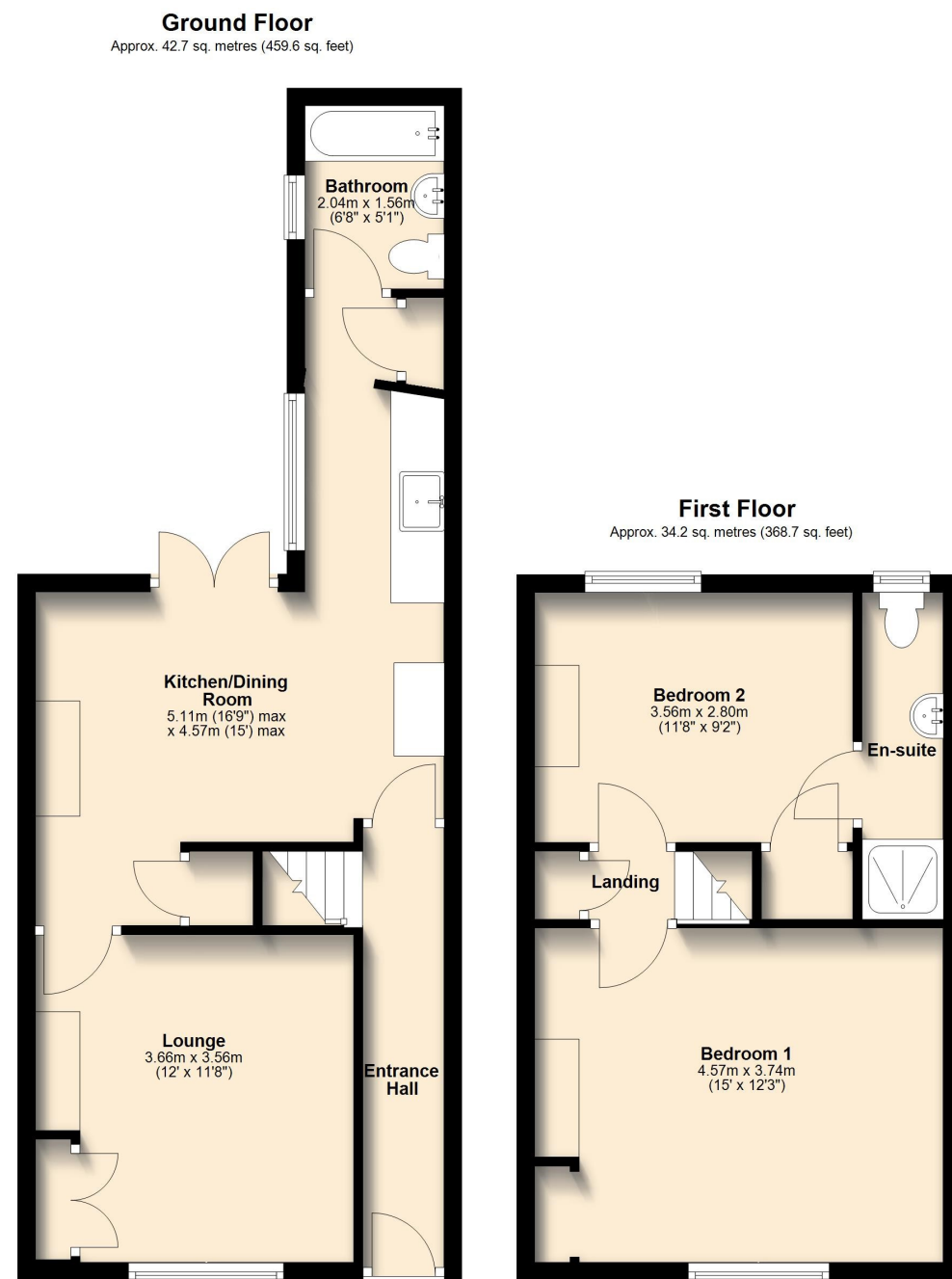
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

22/A/25 5632

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

Draft Details – Not Approved & Subject To Change



3 Mount Pleasant Terrace, Stoke, Plymouth, PL2 1EL

CHARMING HOME
DECEPTIVELY SPACIOUS
TWO DOUBLE BEDROOMS
TWO RECEPTIONS
WALLED COURTYARD
OPPOSITE PARKLAND

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

£195,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	
(69-80)	C	70
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Number of Bedrooms
Two Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
TBC

Parking
On Street Parking

Outside Space
Courtyard

Council Tax Band
A

Council Tax Cost 2024/2025
Full Cost: £1,476.58
Single Person: £1,107.44

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: Nil
Second Home or Investment Property: £9,750

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
///deeper.oil.squad

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

Maximum Broadband Available
Download Speed: 1800Mbps
Upload Speed: 1000Mbps

Introducing...

This charming and deceptively spacious period home is located opposite Blockhouse Park and is within proximity to Stoke village with its various shops and amenities. Internally the accommodation offers a separate lounge, kitchen/dining room, bathroom, two good sized double bedrooms and an en-suite to bedroom two. Further benefits include double glazing, central heating and externally there is an enclosed, walled courtyard garden. Plymouth Homes advise an early viewing to fully appreciate this lovely cottage style home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A part glazed entrance door opens into the entrance hall.

ENTRANCE HALL

With slate flooring, stairs rising to the first-floor landing door into the kitchen/dining room.

KITCHEN/DINING ROOM

5.11m (16'9") max x 4.57m (15') max

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with mixer tap with tiled splashbacks, space for washing machine and cooker, double glazed window to the side, space for dining table and chairs, radiator, wood effect laminate flooring, understairs storage cupboard, uPVC glazed double doors opening to the garden, doors into the lounge and rear lobby.

LOUNGE

3.66m (12') x 3.56m (11'8")

With double glazed window to the front, coal effect living flame effect gas fire set within a feature surround, built in storage cupboard into alcove, radiator.

REAR LOBBY

With built in cupboard housing the wall mounted boiler serving the heating system and domestic hot water, door into the bathroom.



BATHROOM

Fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap, pedestal wash hand basin, low-level WC, tiled splashbacks, radiator/towel rail, obscure double-glazed window to the side, wood effect laminate flooring.

FIRST FLOOR

LANDING

With access to the loft space, built in storage cupboard, doors to both bedrooms.

BEDROOM 1

4.57m (15') x 3.74m (12'3")

A good-sized double bedroom with double glazed window to the front, storage into alcove, radiator, wood effect flooring.

BEDROOM 2

3.56m (11'8") x 2.80m (9'2")

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

EN-SUITE

3.66m (12') x 0.91m (3')

Fitted with a three-piece suite comprising wall mounted wash hand basin, recessed shower cubicle with fitted shower above, low-level WC, tiled splashbacks, extractor fan, obscure double-glazed window to the rear.



OUTSIDE:

FRONT

To the front is a small courtyard area enclosed by railings.

REAR

The rear opens to a gravelled, walled courtyard garden measuring **2.94m (9'7") x 4.73m (15'6")** with a gate giving rear access.