

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)

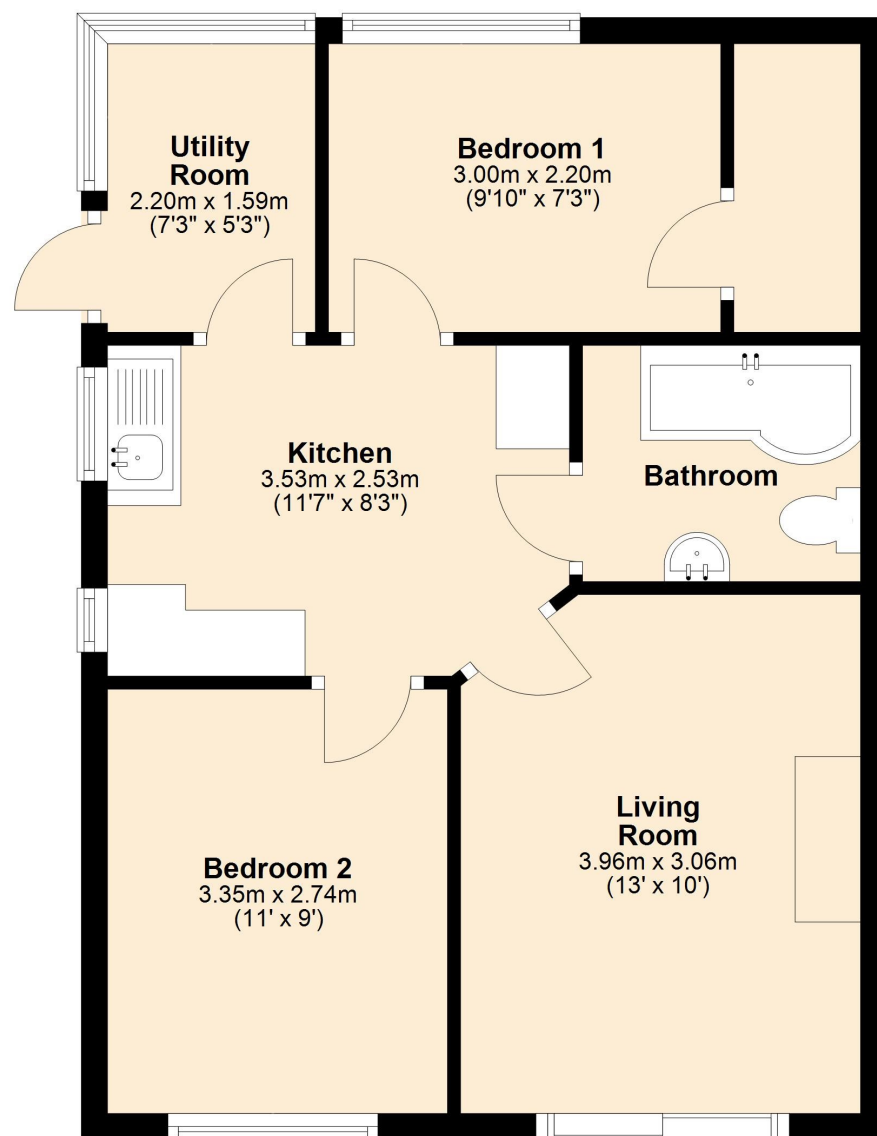
Our Property Reference:

07/B/25 5651

Floor Plans...

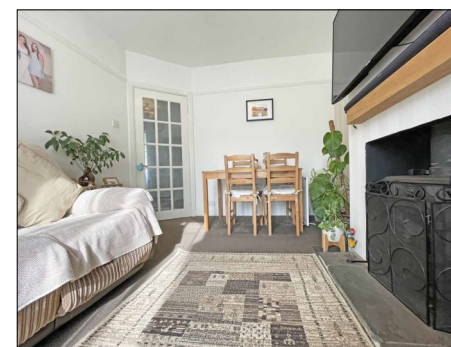
Ground Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



**PLYMOUTH
HOMES** ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**31 Laira Park Road, Laira,
Plymouth, PL4 7HP**

**SECLUDED POSITION
OPEN FRONT OUTLOOK
WOOD BURNER
TWO BEDROOMS
FRONT & REAR GARDENS
CAR HARDSTANDING**

We feel you may buy this property because...

'Of the secluded position, open outlook and good-sized level plot.'

£210,000

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	66	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

www.plymouthhomes.co.uk

Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Car Hardstanding

Outside Space
Front And Rear Gardens

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: £1,700
Second Home or Investment Property: £12,200

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

What3words Location
///music.crowds.double

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

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

Introducing...

This semi-detached bungalow enjoys an open front outlook and is located within a secluded position within Laira. Internally the accommodation offers a living room, two double bedrooms, kitchen, bathroom and utility room. Further benefits include double glazing, central heating and externally the property enjoys a good-sized plot with gardens to the front and rear and a car hardstanding. Plymouth Homes advise an early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via uPVC glazed double doors opening into the living room.

LIVING ROOM

3.96m (13') x 3.06m (10')

With feature wood burning stove into chimney breast, radiator, picture rail, door into the kitchen.

KITCHEN

3.53m (11'7") x 2.53m (8'3")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted boiler serving the heating system and domestic hot water, space for cooker, two double glazed windows to the side, radiator, doors to all remaining rooms.

BEDROOM 1

3.00m (9'10") x 2.20m (7'3")

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

BEDROOM 2

3.35m (11') x 2.74m (9')

A second double bedroom with double glazed window to the front, radiator, picture rail.



BATHROOM

2.12m (7') x 1.80m (5'11")

Fitted with a three-piece suite comprising panelled bath with independent shower above, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled surround, chrome radiator/towel rail, extractor fan, tiled flooring, access to the loft space.

UTILITY ROOM

2.20m (7'3") x 1.59m (5'3")

With plumbing for domestic appliance, power supply, lighting, double glazed windows to the side and rear, uPVC door opening to the rear of the bungalow.

OUTSIDE:

FRONT

The property occupies a good-sized plot, the front measuring **7.59m (24'10") in width x 17m (55'9") in length**. The bungalow is approached from the front via a car hardstanding with parking for approximately two vehicles. A gate then opens to a garden area, the majority laid with artificial lawn, with a selection of mature trees and a pathway leading to the main entrance and a gate and side pathway to the rear.

REAR

At the rear the property opens to a garden measuring **10.51m (34'5") in length x 7.25m (23'9") in width**. The garden is laid with artificial lawn and gravelled borders, enclosed by wall and fencing and accessing an outside storage shed.

STORAGE SHED

A brick-built storage shed measuring **2.00m (7'5") x 3.98m (13')** with windows to the front.

