

## Contact us

**Central Plymouth Office**  
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## Email Us

[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

## Website

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

## Opening Hours

**Monday - Friday**

**9.15am—5.30pm**

**Saturday**

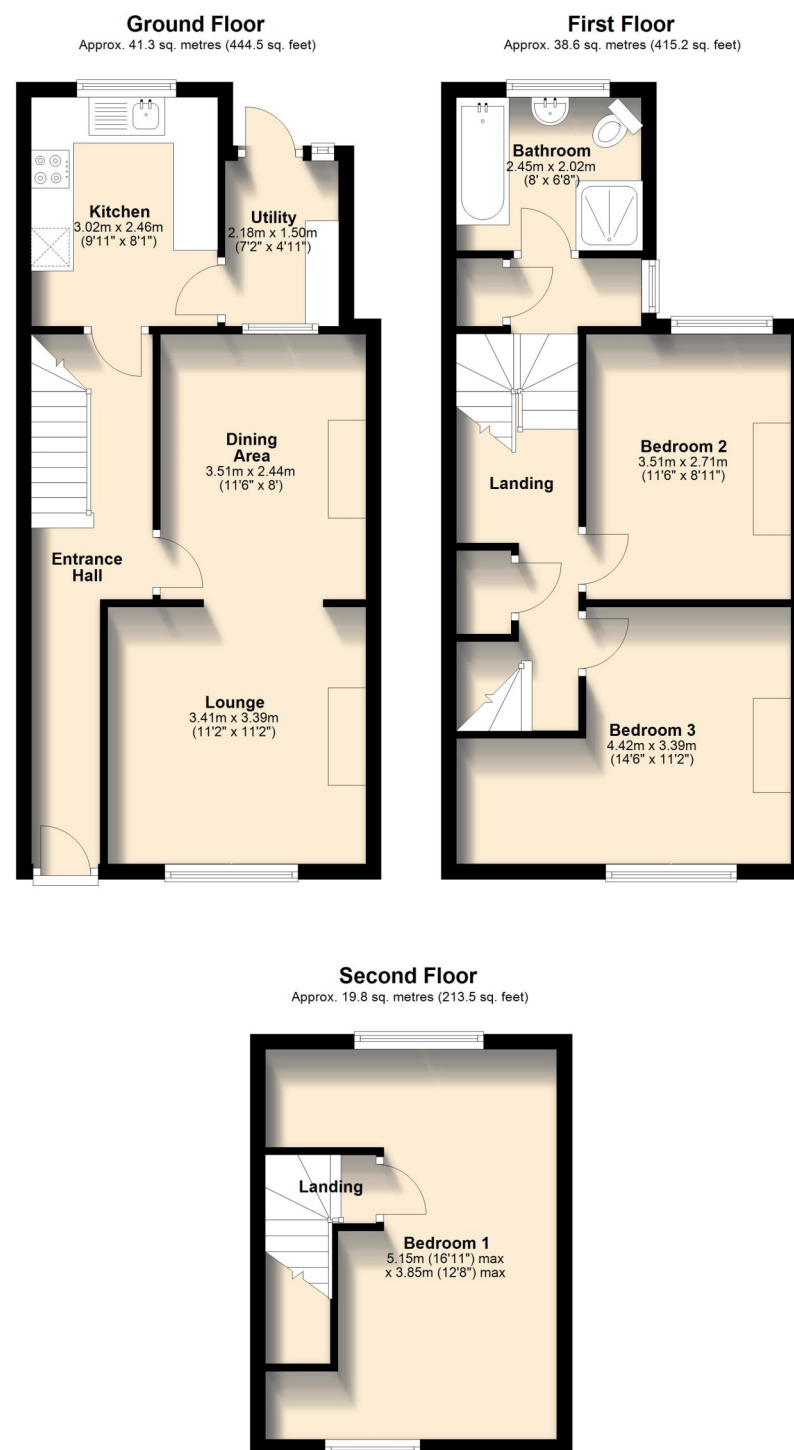
**9.00am—4.00pm**

(Central Plymouth Office Only)

**Our Property Reference:**

**19/B/25 5655**

## Floor Plans...

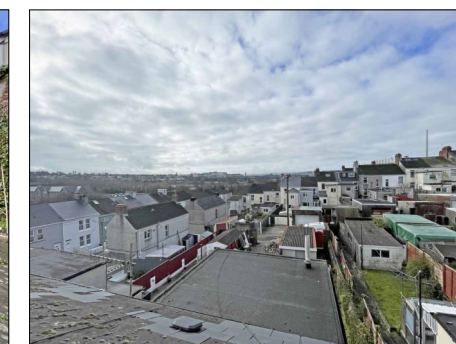
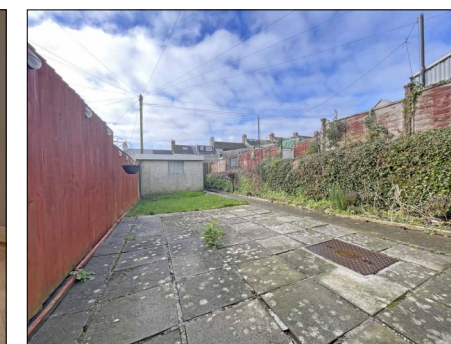
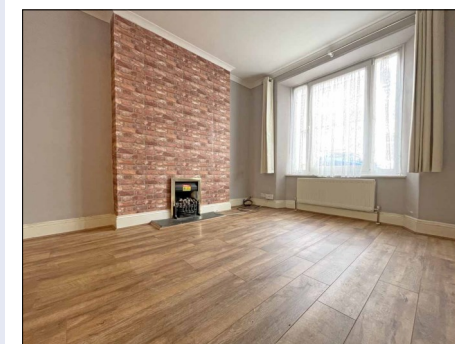


## Further Information...

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



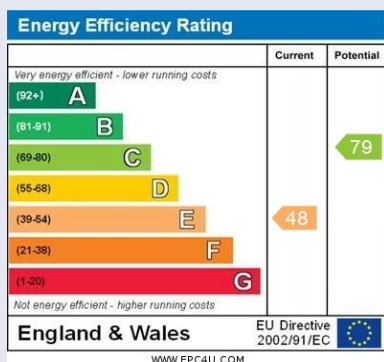
**35 Northumberland Street, Weston Mill,  
Plymouth, PL5 1AY**

**THREE STOREY HOME  
TWO RECEPTIONS  
THREE BEDROOMS  
SOUTH-WESTERLY GARDEN  
SINGLE GARAGE  
NO ONWARD CHAIN**

*We feel you may buy this property because...*  
'The overall size and outside space would make the ideal first time or family home.'

**£210,000**

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





**Number of Bedrooms**  
Three Double Bedrooms

**Property Construction**  
Solid Stone Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
TBC

**Parking**  
Garage and On Street Parking

**Outside Space**  
South Westerly Garden

**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: £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**  
///that.entry.highs

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

**Maximum Broadband Available**  
Download Speed: 1800Mbps  
Upload Speed: 220Mbps

*Introducing...*

This deceptively spacious home is arranged over three storeys and enjoys a south westerly facing rear garden and a garage. Internally the accommodation offers lounge, dining area, kitchen, utility, three double bedrooms and a four-piece bathroom. Further benefits include double glazing and central heating. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to appreciate the size on offer.

*The Accommodation Comprises...*

**GROUND FLOOR**

**ENTRANCE**

A uPVC part glazed entrance door opens into the entrance hall.

**ENTRANCE HALL**

With radiator, decorative panelled wall, wall lights, stairs rising to the first-floor landing with an under-stairs cupboard and recess, door into the dining area and kitchen.

**DINING AREA**

**3.51m (11'6") x 2.44m (8')**

With double glazed window to the rear, radiator, coving to ceiling, open plan into the lounge.

**LOUNGE**

**3.41m (11'2") x 3.39m (11'2")**

With double glazed window to the front, coal effect gas fire (not currently in working order), radiator, wood effect laminate flooring, coving to ceiling.

**DINING AREA**

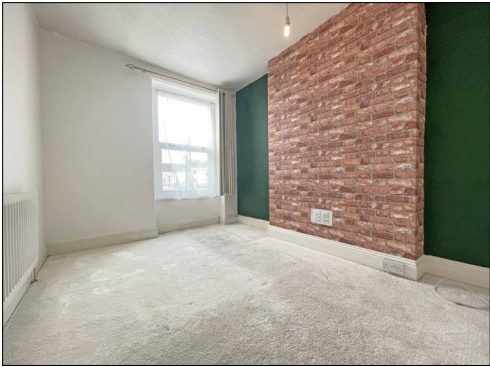
**3.51m (11'6") x 2.44m (8')**

With double glazed window to the rear, radiator, coving to ceiling.

**KITCHEN**

**3.02m (9'11") x 2.46m (8'1")**

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, spaces for fridge/freezer and dishwasher, fitted eye level electric double oven and four ring gas hob with pull out cooker hood above, double glazed window to the rear, door opening into the utility.



**UTILITY**

**2.18m (7'2") x 1.50m (4'11")**

Fitted worktop with space for washing machine and tumble dryer below, window to the rear, door opening onto the rear garden.

**FIRST FLOOR**

**LANDING**

With wooden flooring, decorative dado rail, wall lights, stairs rising to the second-floor landing, built in storage cupboard, obscure double-glazed window to the side.

**BEDROOM 2**

**3.51m (11'6") x 2.71m (8'11")**

With double glazed window to the rear, radiator.

**BEDROOM 3**

**4.42m (14'6") x 3.39m (11'2")**

With double glazed window to the front, radiator, wall lights.

**BATHROOM**

Fitted with a four-piece suite comprising panelled bath, pedestal wash hand basin, shower cubicle with fitted electric shower above, low-level WC, tiled splashbacks, obscure double-glazed window to the rear, radiator.

**LANDING**

With door to bedroom 1.

**BEDROOM 1**

**5.15m (16'11") max x 3.85m (12'8") max**

With sloping ceilings, double glazed Velux windows to the front and rear, radiator, wood effect laminate flooring, access to the remining eaves storage space.



**OUTSIDE:**

**REAR**

The rear garden is south westerly facing and measures **10.71m (35'1") to the rear of the garage x 4.26m (13'11") in width**. The garden comprises paved patio and lawn areas with a pedestrian door to the garage and pathway with gate giving rear access.

**GARAGE**

The garage measures **2.84m (9'4") x 5.31m (17'5")** and has an up and over garage door opening to a hardstanding measuring **3.12m (10'3")** in length and open to the rear service lane.