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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

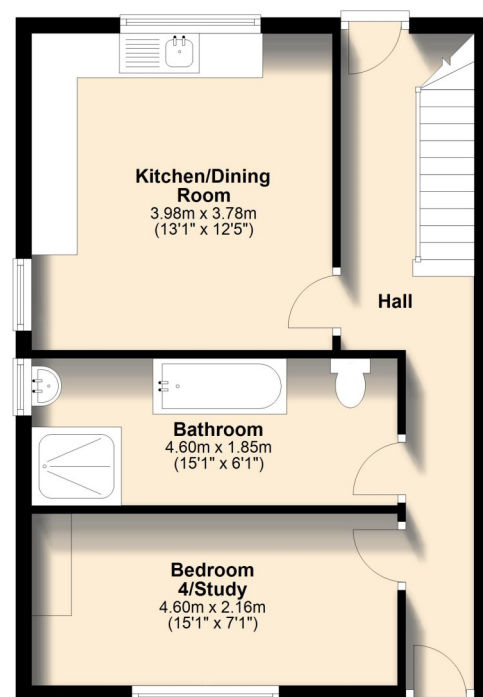
Our Property Reference:

12/C/25 5671

Floor Plans...

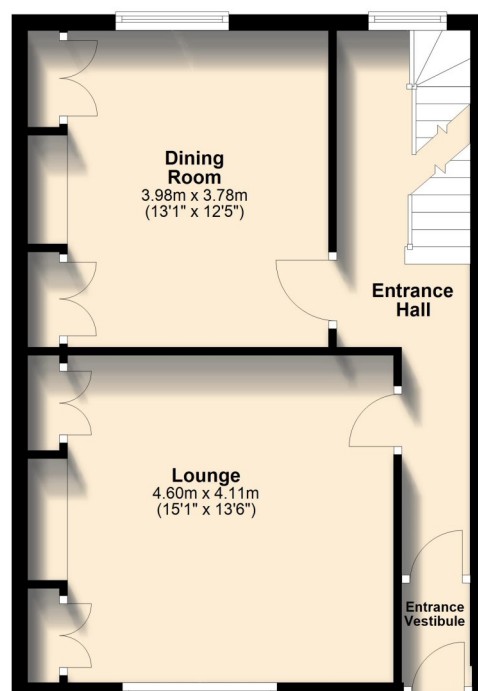
Lower Ground Floor

Approx. 45.5 sq. metres (489.8 sq. feet)



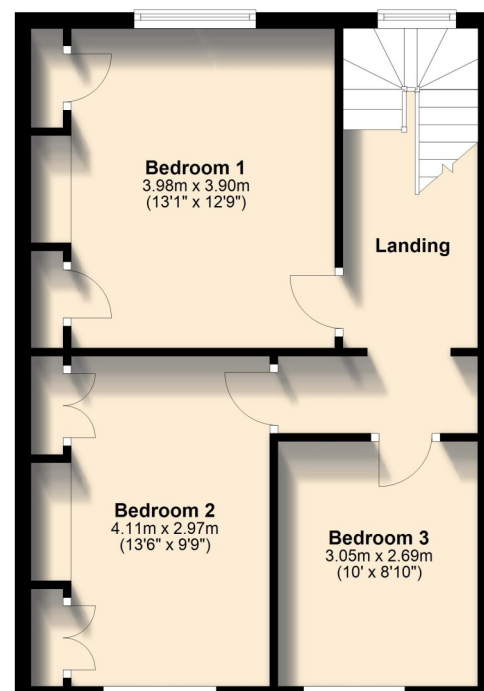
Ground Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



First Floor

Approx. 46.0 sq. metres (494.6 sq. feet)

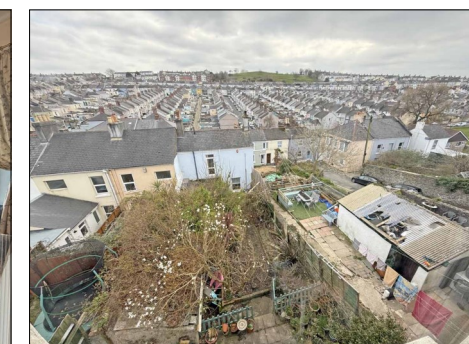


Further Information...

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



**126 Alexandra Road, Ford,
Plymouth, PL2 1PH**

MODERNISATION REQUIRED

FOUR BEDROOMS

THREE RECEPTIONS

SOUTHERLY FACING GARDEN

OPEN REAR OUTLOOK

CENTRAL HEATING

We feel you may buy this property because...
'Of the size and potential on offer.'

£190,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(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	81
WWW.EPC4U.COM		

Number of Bedrooms
Three/Four Bedrooms

Property Construction
Solid Stone Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking

Outside Space
South Facing 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: £1,300
Second Home or Investment Property: £10,800

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

What3words Location
///minute.parks.wing

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 substantial, three storey home requires modernisation and would make the ideal project or family home. The spacious and versatile accommodation offers separate lounge and dining room, kitchen/breakfast room, four bedrooms and bathroom. Further benefits include central heating, a lovely open rear outlook, front courtyard area and southerly facing rear garden. Plymouth Homes advise an early viewing to fully appreciate the size and potential on offer within this period home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A wooden door with ornate period doorbell opens into the entrance vestibule.

ENTRANCE VESTIBULE

With dado rail and door into the entrance hall.

ENTRANCE HALL

With window to the rear, radiator, wooden floorboards, dado rail, stairs rising to the first-floor landing and stairs descending to the lower ground floor.

LOUNGE

4.60m (15'1") x 4.11m (13'6")

With window to the front, coal effect living flame effect gas fire set within a feature marble surround, two built in storage cupboards into alcoves, radiator, wooden floorboards, decorative ceiling rose.

DINING ROOM

3.98m (13'1") x 3.78m (12'5")

With window to the rear, two built in storage cupboards into alcoves, one housing the wall mounted boiler serving the heating system and domestic hot water, radiator, wooden floorboards, picture rail.

FIRST FLOOR

LANDING

With window to the rear and access to the loft space.



BEDROOM 1

3.98m (13'1") x 3.90m (12'9")

With window to the rear, vanity wash hand basin, two built in storage cupboards into alcoves.

BEDROOM 2

4.11m (13'6") x 2.97m (9'9")

With window to the front, two built in storage cupboards into alcoves, radiator.

BEDROOM 3

3.05m (10') x 2.69m (8'10")

With window to the front, radiator.

LOWER GROUND FLOOR

HALL

With radiator, tiled flooring, under-stairs cupboard, doors opening to the front courtyard and rear walled garden.

KITCHEN/DINING ROOM

3.98m (13'1") x 3.78m (12'5")

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, spaces for fridge/freezer, dishwasher, washing machine and range cooker, windows to the side and rear, radiator, tiled flooring.

BEDROOM 4/STUDY

4.60m (15'1") x 2.16m (7'1")

With window to the front, radiator.



BATHROOM

4.60m (15'1") x 1.85m (6'1")

Fitted with a four-piece suite comprising panelled bath, pedestal wash hand basin, shower cubicle, low-level WC, tiled splashbacks, chrome radiator/towel rail, obscure window to the side.

OUTSIDE:

FRONT

The front of the property is approached via a pathway to the main entrance. To the left side a gate and steps descend to the rear of the property and from the lower ground floor hall a door opens to the front courtyard area.

REAR

The rear opens to a walled, southerly facing garden measuring **11.64m (38'2") x 7.15m (23'5")**. Adjoining the property is a paved patio area with gate to the side path. A further gate then opens to a lower garden area with raised border and accessing a useful outside storage shed measuring **2.04m (6'6") x 3.84m (12'5")**.

