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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

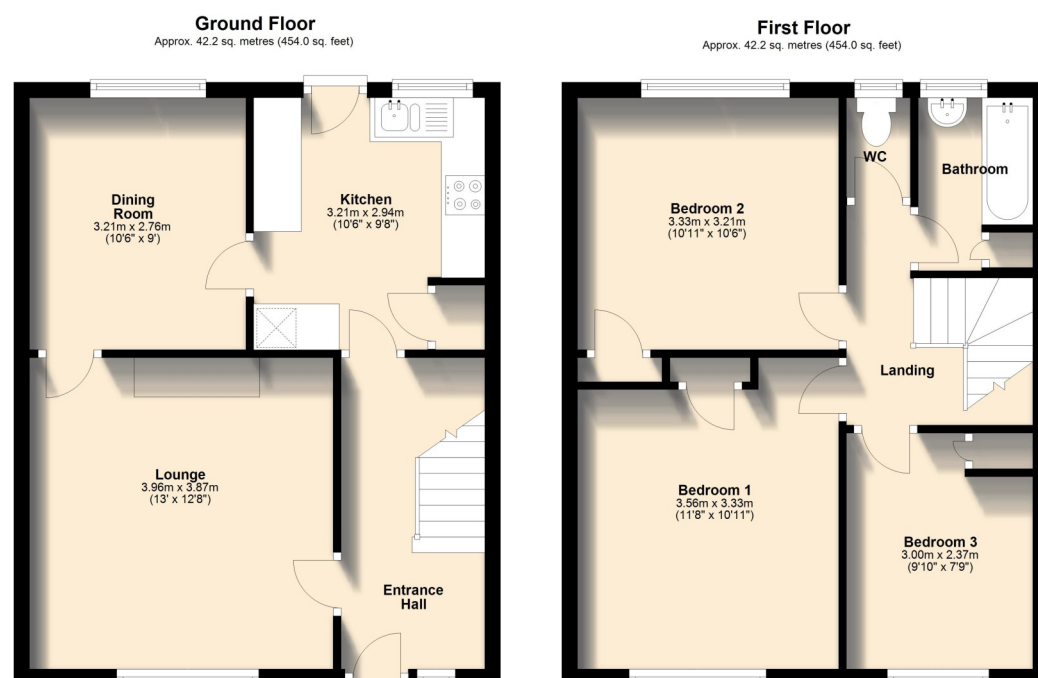
(Central Plymouth Office Only)

Our Property Reference:

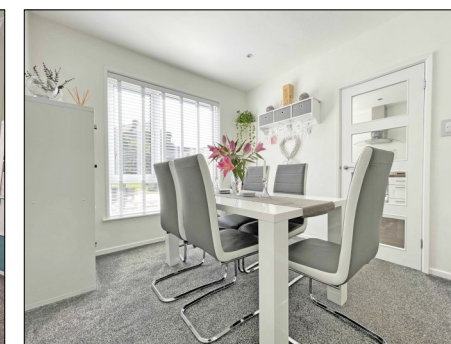
02/D/25 5688



Floor Plans...



**PLYMOUTH
HOMES** ESTATE AGENTS



**10 Pike Road, Laira,
Plymouth, PL3 6HF**

**BEAUTIFULLY PRESENTED
LARGE REAR GARDEN
DOUBLE GARAGE
THREE BEDROOMS
TWO RECEPTIONS
CENTRAL HEATING**

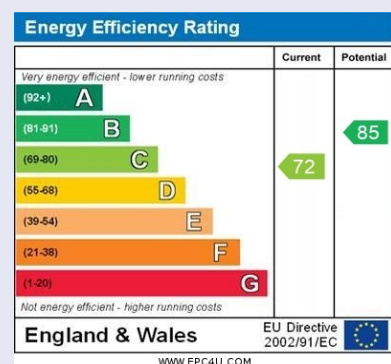
We feel you may buy this property because...

'Of the spacious, well-presented accommodation alongside the lovely large garden and double garage.'

£230,000

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.



www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

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Heating System

Gas Central Heating

Water Meter

Yes

Parking

Garage

Outside Space

Rear Garden

Council Tax Band

B

Council Tax Cost 2025/2026

Full Cost: £1,808.67

Single Person: £1,356.50

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £2,100

Second Home or Investment

Property: £13,600

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

What3words Location

///asking.dull.renew

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

Introducing...

This beautifully presented and spacious home boasts a lovely large garden with a double garage at the end. Internally the accommodation boasts separate lounge and dining room, kitchen, three good sized bedrooms, bathroom and separate wc. Further benefits include double glazing and central heating. Plymouth Homes advise an early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With obscure double-glazed window to the front, radiator, recessed ceiling spotlights, stairs rising to the first-floor landing with an under-stairs storage cupboard.

LOUNGE

3.96m (13') x 3.87m (12'8")

With double glazed window to the front, radiator, coving to ceiling, recessed ceiling spotlights, door into the dining room.

DINING ROOM

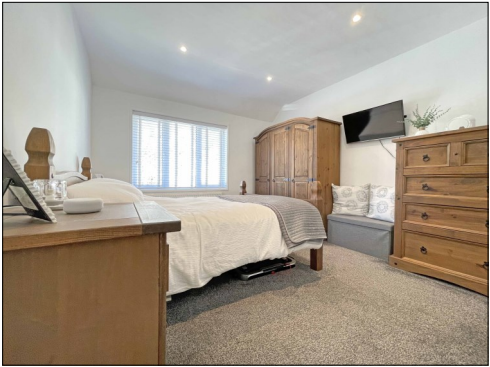
3.21m (10'6") x 2.76m (9')

With double glazed window to the rear, radiator, recessed ceiling spotlights, door into the kitchen.

KITCHEN

3.21m (10'6") x 2.94m (9'8")

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, integrated appliances to include fridge, freezer, fitted electric oven, four ring electric hob with stainless steel cooker hood above, double glazed window to the rear, built in storage cupboard, recessed ceiling spotlights, door to the entrance hall.



FIRST FLOOR

LANDING

With recessed ceiling spotlights and access to the loft space.

BEDROOM 1

3.56m (11'8") x 3.33m (10'11")

A good-sized double bedroom with double glazed window to the front, radiator, built in storage cupboard, recessed ceiling spotlights.

BEDROOM 2

3.33m (10'11") x 3.21m (10'6")

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

BEDROOM 3

3.00m (9'10") x 2.37m (7'9")

A good-sized single bedroom with double glazed window to the front, built in storage cupboard, radiator, recessed ceiling spotlights.

BATHROOM

2.20m (7'3") x 1.46m (4'9")

Fitted with a two-piece suite comprising panelled bath with separate shower above, wall mounted wash hand basin, tiled splashbacks, obscure double-glazed window to rear, built in storage cupboards, recessed ceiling spotlights.

WC

With obscure double-glazed window to the rear and fitted with a low-level WC.



OUTSIDE:

FRONT

The front of the property is approached via a shared pathway from the roadside, leading to a private, lawned garden area and pathway to the covered main entrance. To the left of the house is a covered walkway, shared with the neighbouring property, leading to the rear and a gate to the rear garden.

REAR

The large rear garden is a particular feature of the house and measures 6.64m (21'9") in width x 30.63m (100'6"). The garden comprises gravel, paved and lawned areas accessing a brick-built storage shed, outside wc and external utility room. At the far end of the garden is a tiered section with steps rising to a raised patio area and side access to the double garage.

DOUBLE GARAGE

Measuring 5.79m (19') in length x 6.40m (21') in width with up and over garage door to the service lane, inspection pit and window.

EXTERNAL UTILITY ROOM

Measuring 1.69m (5'6") x 2.34m (7'8") fitted with a range of wall and base units with workspace above, spaces for washing machine, fridge, freezer, power supply, lighting and window to the side.