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Opening Hours

Monday - Friday

9.15am—5.30pm

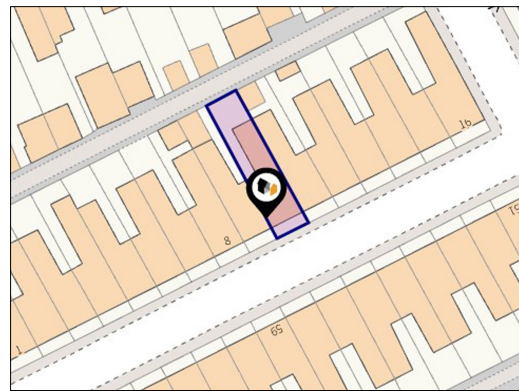
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

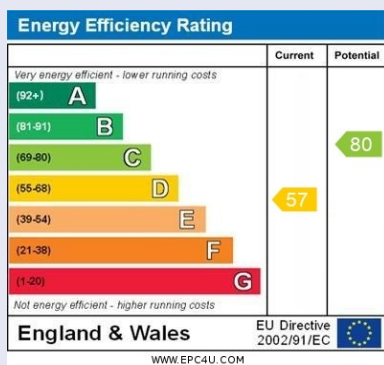
Our Property Reference:

11/D/25 5692



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



THREE DOUBLE BEDROOMS
EN-SUITE SHOWER ROOM
SPACIOUS ROOMS
LARGE KITCHEN/BREAKFAST ROOM
COURTYARD GARDEN
VIEWING RECOMMENDED

10 Palmerston Street, Stoke,
Plymouth, PL1 5LG

We feel you may buy this property because...

‘This large family home offers spacious accommodation and has retained some original features’

£300,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Double Bedrooms

Property Construction
Solid Stone Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street

Outside Space
Rear Courtyard Garden

Council Tax Band
C

Council Tax Cost 2025/2026
Full Cost: £2,067.04
Single Person: £1,550.28

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £5,000
Second Home or Investment
Property: £20,000

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

What3words Location
///props.event.makes

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

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

Introducing...

This spacious older style home is positioned in a sought after location. The generously proportioned accommodation comprises: entrance vestibule, entrance hall, lounge, dining room, kitchen/ breakfast room, bathroom, three double bedrooms, en-suite shower room and separate wc. To the rear of the property is an enclosed courtyard with a pleasant seating area. Offered for sale with gas central heating, double glazed and some original features, Plymouth Homes highly recommend this large family home.

The Accommodation Comprises...

GROUND FLOOR

uPVC entrance door opening to:

ENTRANCE VESTIBULE

Part glazed door to:

ENTRANCE HALL

Dado rail, coved ceiling, stairs to the first floor landing with under-stairs storage cupboards, double glazed part glazed door to the garden.

LOUNGE

5.22m (17'2") max x 4.25m (13'11")

Double glazed bay window to the front, feature timber fire surround, radiator, exposed wooden floor, original coved ceiling, double doors to:

DINING ROOM

4.12m (13'6") x 3.56m (11'8")

Double glazed window to the rear, open fire set in a wooden surround, radiator, exposed wooden floor, coved ceiling.

KITCHEN/BREAKFAST ROOM

5.73m (18'10") x 3.16m (10'4")

Fitted with a matching range of modern base and eye level units with worktop space above, china butler style sink, under-unit lights, plumbing for washing machine and dishwasher, space for fridge/ freezer, electric oven with a four ring ceramic hob and cooker hood



above, built-in microwave, two double glazed windows to the side, radiator, coved ceiling with recessed spotlights, wall mounted gas combination boiler serving the heating system and domestic hot water, door to:

BATHROOM

Suite comprising panelled bath with an independent electric shower above, pedestal wash hand basin, low-level WC, part tiled walls, frosted double glazed window to the side, radiator, tiled floor, coved ceiling.

FIRST FLOOR

LANDING

Dado rail, access to the loft.

BEDROOM 1

5.46m (17'11") x 4.17m (13'8")

Impressively large bedroom with two double glazed windows to the front, radiator, picture rail, original coved ceiling.

BEDROOM 2

4.10m (13'5") x 3.20m (10'6")

Double glazed window to the rear, radiator, picture rail, coved ceiling, two storage cupboards.

BEDROOM 3

3.78m (12'5") x 3.16m (10'4")

Double glazed window to the side, radiator, coved ceiling, opening to a **WALK-IN WARDROBE**

EN-SUITE SHOWER ROOM

Suite comprising a tiled shower cubicle with fitted electric shower, pedestal wash hand basin, frosted double glazed window to the side, coved ceiling.

WC

Frosted double glazed window to the side, low-level WC, dado rail.

OUTSIDE

REAR

5.5m (18') x 5.2m (17')

Courtyard garden enclosed by an old stone wall with a rear access gate, seating area, raised display beds, outside water tap.

