

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

## Website

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

## Opening Hours

**Monday - Friday**

**9.15am—5.30pm**

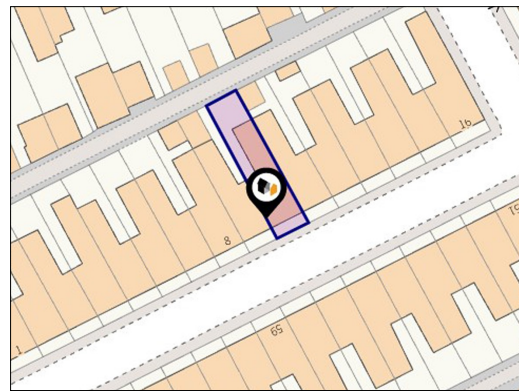
**Saturday**

**9.00am—4.00pm**

(Central Plymouth Office Only)

**Our Property Reference:**

**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



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

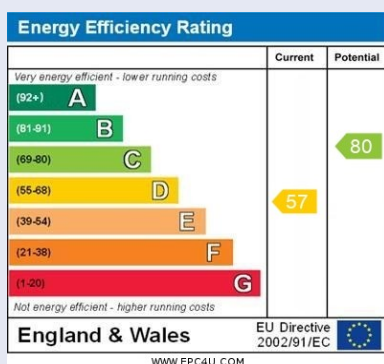
**10 Palmerston Street, Stoke,  
Plymouth, PL1 5LG**

*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](http://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.

