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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

28/D/25 5702



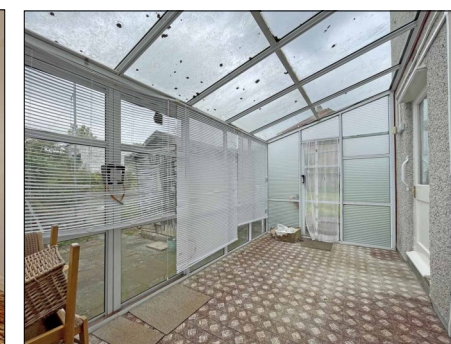
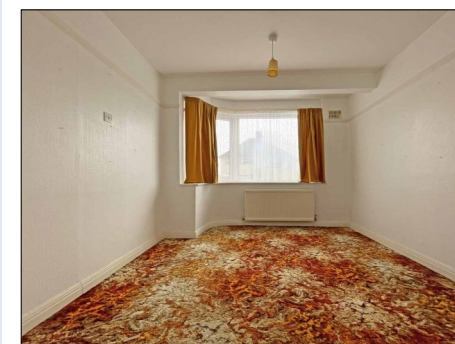
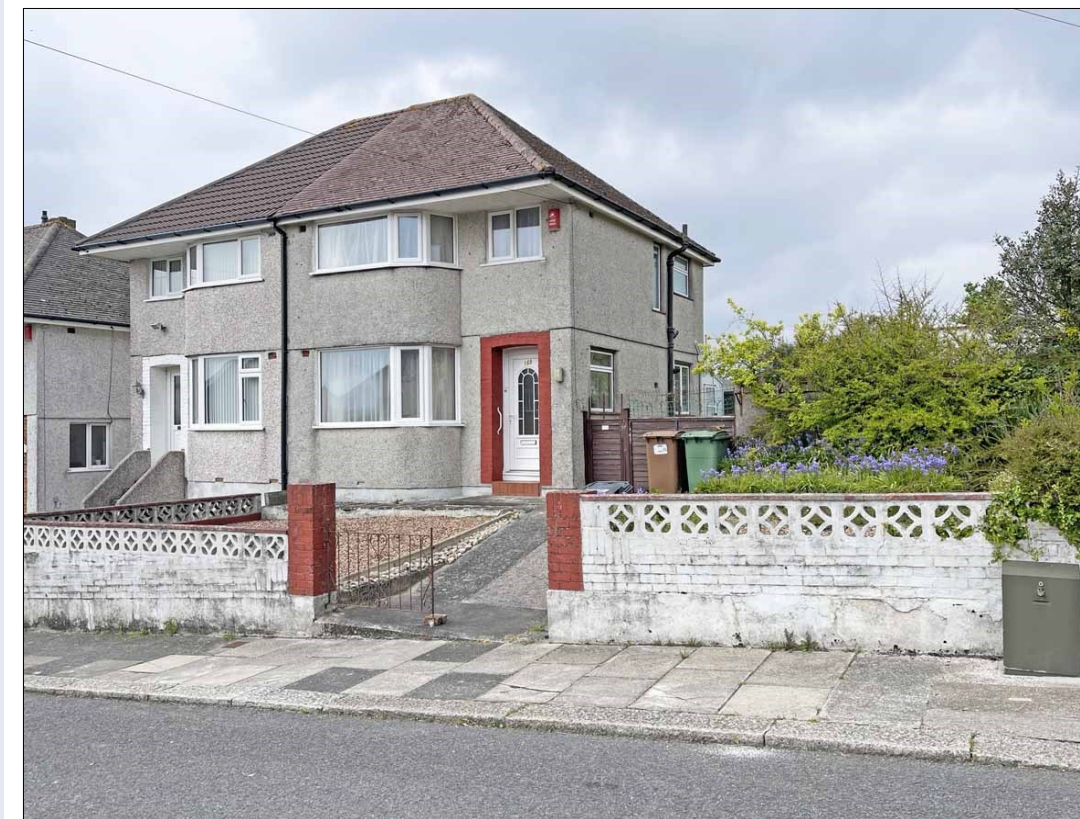
Floor Plans...



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
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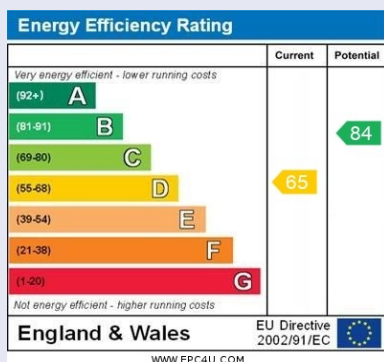
**169 Churchway, Weston Mill
Plymouth, PL5 1AJ**

**SEMI-DETACHED HOME
VERY LARGE GARDEN
POTENTIAL TO EXTEND
THREE BEDROOMS
TWO RECEPTIONS
NO ONWARD CHAIN**

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

£210,000

www.plymouthhomes.co.uk



Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Off Road Parking

Outside Space
Large 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: £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
///rare.leads.expert

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

Maximum Broadband Available
Download Speed: 1000Mbps
Upload Speed: 100Mbps

Introducing...

This classic 1930’s semi detached home boasts a substantial side and rear garden that offers the potential to extend, subject to obtaining the relevant permissions. The home currently offers bay fronted lounge, dining area, kitchen, conservatory, three bedrooms and the bathroom. Further benefits include double glazing and central heating. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With double glazed window to the side, radiator, stairs rising to the first-floor landing with an understairs storage cupboard.

DINING ROOM

3.65m (12') x 3.15m (10'4")

With windows into the conservatory, coal effect gas fire set within a feature tiled surround, radiator, picture rail, glazed double doors into the conservatory, open plan archway into the lounge.

LOUNGE

3.15m (10'4") max x 3.05m (10')

With double glazed bay window to the front, radiator, picture rail.

KITCHEN

2.75m (9') x 1.62m (5'4")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer, tiled splashbacks, wall mounted boiler serving the heating system and domestic hot water, spaces for washing machine and cooker, double glazed window to the side, door into the conservatory.

CONSERVATORY

4.45m (14'7") x 2.31m (7'7")

With windows to all side and doors opening onto the rear garden.



FIRST FLOOR

LANDING

With obscure double-glazed window to the side, access to the loft space with retracting ladder.

BEDROOM 1

3.52m (11'6") x 3.01m (9'11") max

With double glazed bay window to the front, radiator.

BEDROOM 2

3.65m (12') x 3.01m (9'11")

With double glazed window to the rear with far reaching views, airing cupboard with shelving and housing the hot water cylinder, radiator.

BEDROOM 3

2.18m (7'2") x 1.76m (5'9")

With double glazed window to the front, radiator, built in storage cupboard.

BATHROOM

1.80m (5'11") x 1.76m (5'9")

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



OUTSIDE:

FRONT

This property occupies a substantial plot which is approached from the front via double gates opening to a pathway to the main entrance, a front gravelled garden and raised side flower border. A gate then opens to the side and rear gardens.

REAR

The rear opens to a substantial garden measuring **32.60m (106'11") in length x 14.08m (46'2") in width** and offering potential to extend the property subject to obtaining the relevant permission. The majority of the garden is laid to lawn with paved patio, fishpond, flower borders and a selection of trees and shrubs. From the garden access is given to both timber and brick-built sheds.

AGENT’S NOTE

Please note, the building to the rear of the garden is an electrical substation.

