

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

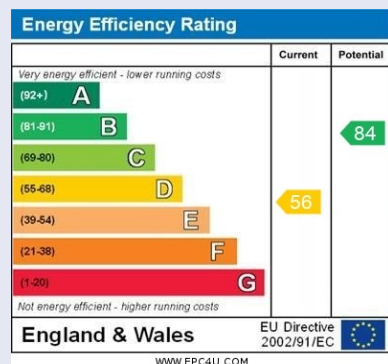
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

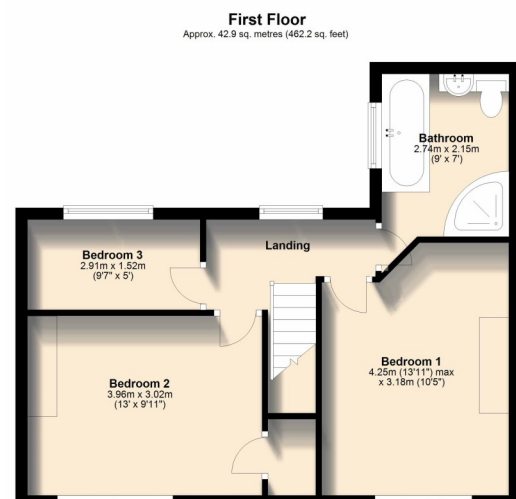
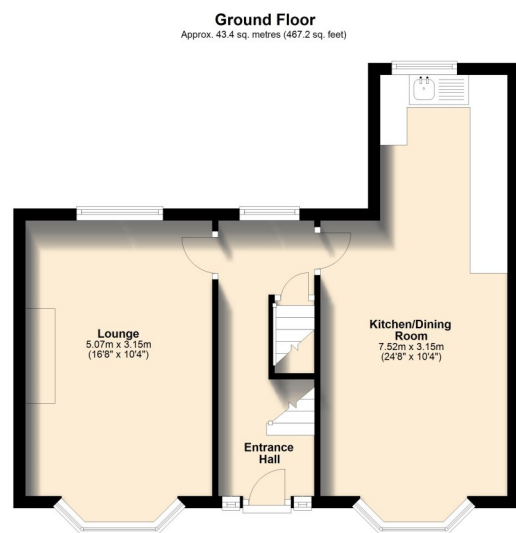
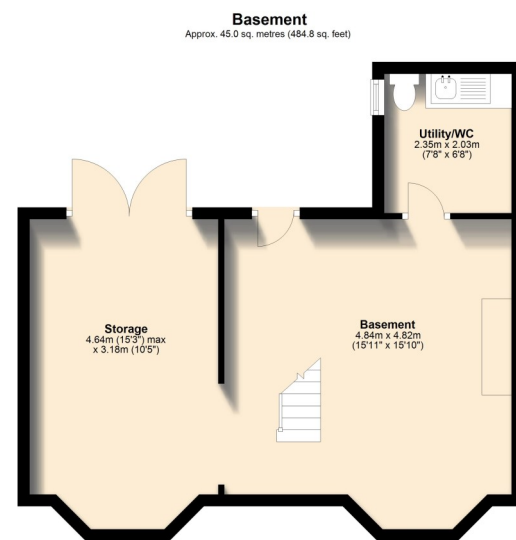
Our Property Reference:

07/E/25 5708



Further Information...

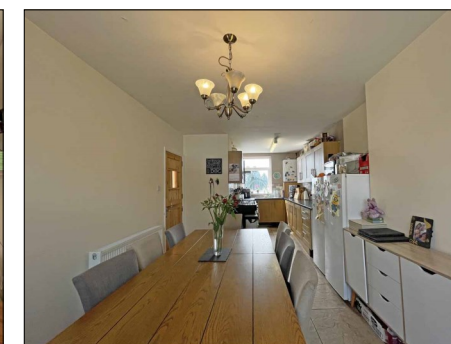
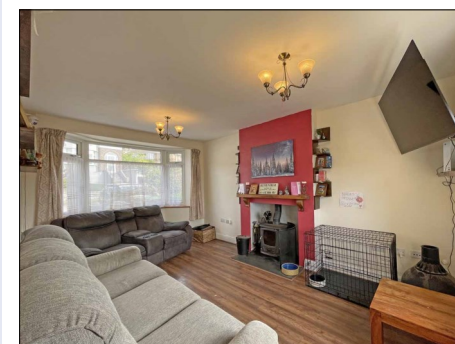
Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before 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



**5 Kiel Place, Laira,
Plymouth, PL3 6DW**

**POTENTIAL TO EXTEND
SECLUDED CUL-DE-SAC
REAR ESTUARY VIEWS
THREE STOREY HOME
SOUTH FACING GARDEN
DRIVE & HARDSTANDING**

We feel you may buy this property because...

‘Of the secluded position, lovely views and potential to extend and make the ideal family home.’

£270,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Hardstanding

Outside Space
South Facing Garden

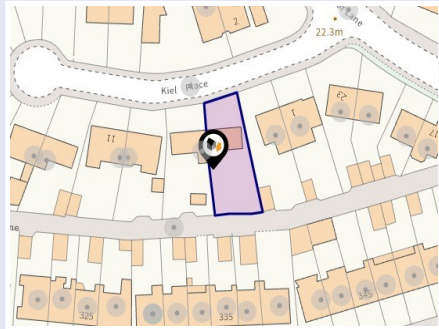
Council Tax Band
C

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

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £3,500
Second Home or Investment Property: £17,000

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

Title Plan Guideline



Introducing...

Located within a secluded cul-de-sac this deceptively spacious, three storey home enjoys rear views towards the Plym Estuary. The property offers the potential to extend the basement level, and the current owners have obtained building regulation approval for the conversion into a kitchen and dining area. The ground and first floor accommodation currently offer a separate lounge with wood burner, kitchen/dining room, three bedrooms and a four-piece bathroom suite. Further benefits include double glazing, central heating and externally there is a south facing garden, front driveway and rear hardstanding open to the rear service lane. Plymouth Homes advise an early viewing to appreciate the size and potential on offer within this spacious home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A part glazed door with side windows opens into the entrance hall.

ENTRANCE HALL

With double glazed window to the rear, radiator, wood effect laminate flooring, stairs rising to the first-floor landing, door and stairs descending to the basement.

LOUNGE

5.07m (16'8") x 3.15m (10'4")

With double glazed windows to the front and rear, feature wood burning stove, radiator, wood effect laminate flooring.

KITCHEN/DINING ROOM

7.52m (24'8") x 3.15m (10'4")

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, wall mounted boiler serving the heating system and domestic hot water, plumbing for dishwasher, spaces for fridge, freezer and range cooker, double glazed bay window to the front, double glazed window to the rear, radiator, tile effect flooring.

FIRST FLOOR

LANDING

With double glazed window to the rear enjoying panoramic views of the Plym Estuary, radiator, access to the loft space with retracting ladder.



BEDROOM 1

4.25m (13'11") max x 3.18m (10'5")

With double glazed window to the front, radiator.

BEDROOM 2

3.96m (13') x 3.02m (9'11")

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

BEDROOM 3

2.91m (9'7") x 1.52m (5')

With double glazed window to the rear also enjoying the views of the Plym Estuary, radiator, picture rail.

BATHROOM

2.74m (9') x 2.15m (7')

Fitted with a four-piece suite comprising panelled bath, vanity wash hand basin with cupboard storage below, corner shower cubicle, low-level WC, tiled splashbacks, extractor fan, obscure double-glazed window to the side, radiator.

BASEMENT

The owners have had building regulation approval **Ref: 24/01569/OTHFP** for the conversion of the basement level to a kitchen and dining area. This would enable the ground floor accommodation to accommodate further bedrooms or reception space.

BASEMENT

4.84m (15'11") x 4.82m (15'10")

With two radiators, uPVC half glazed door opening to the garden, open plan into the storage area, door into the utility/wc.



STORAGE

4.64m (15'3") max x 3.18m (10'5")

With double doors onto the garden.

UTILITY/WC

2.35m (7'8") x 2.03m (6'8")

Fitted with a range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, plumbing for washing machine, obscure double-glazed window to the side, radiator, low-level WC.

OUTSIDE:

FRONT

The front of the property is approached via a private driveway and lawned garden with central pathway to the main entrance. To the left side, steps and a pathway descend to the rear garden.

REAR

The rear garden faces south and measures **10.82m (35'5") in length x 10.92m (35'10") in width**. The majority of garden is laid to lawn with paved patio area and all enclosed by wall and fencing. A gate and steps then descend to a hardstanding which measures 3.59m (11'9") in length x 7.87m (25'9") in width, offering further parking and open to the rear service lane.

