

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

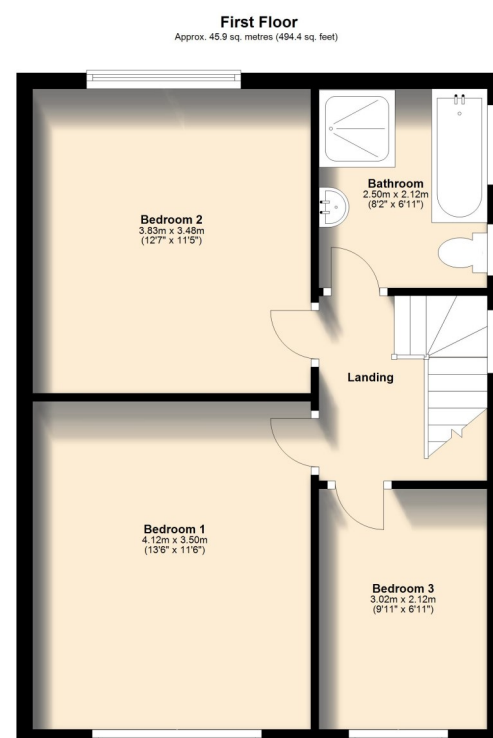
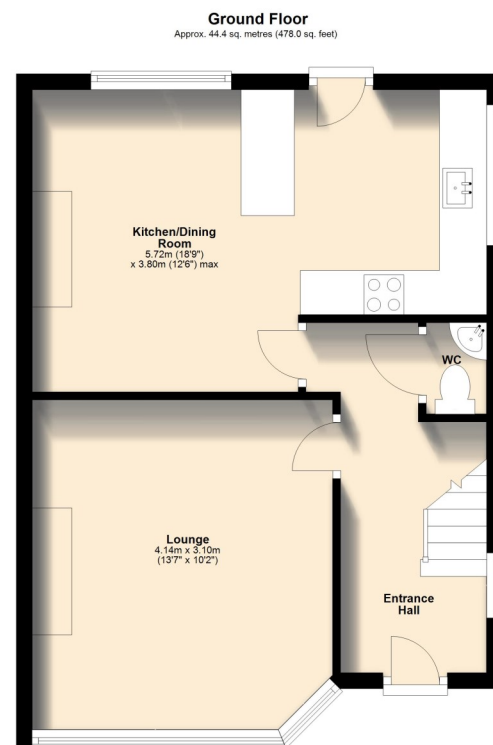
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

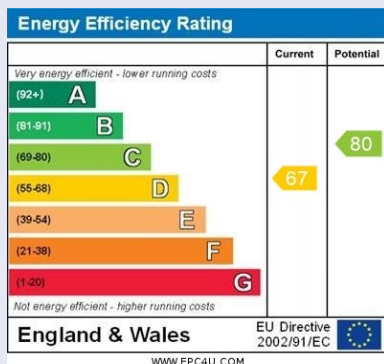
23/E/25 5724

Floor Plans...



Further Information...

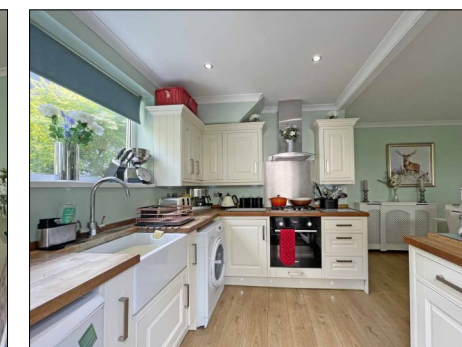
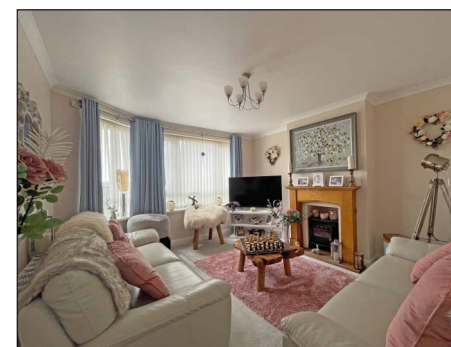
Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before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

ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



SEMI-DETACHED
WELL-PRESENTED
THREE BEDROOMS
LOVELY LOUNGE
KITCHEN/DINING ROOM
GOOD SIZED GARDEN

39 Wycliffe Road, Laira,
Plymouth, PL3 6BZ

We feel you may buy this property because...

'Of the well-presented and spacious accommodation on offer.'

£225,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
TBC

Parking
On Street

Outside Space
Front And Rear Gardens

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: £2,000
Second Home or Investment
Property: £13,250

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...

This beautifully presented and well-proportioned home enjoys an elevated position with front views towards the Plym Estuary in the distance. Internally the accommodation offers lounge, kitchen/dining room, downstairs wc, three good sized bedrooms and a four-piece bathroom suite. Further benefits include double glazing, central heating and externally there is a good-sized garden with timber summer house and decked seating area. Offered for sale with no onward chain, Plymouth Homes advise an early viewing without delay.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A part glazed entrance door opens into the entrance hall.

ENTRANCE HALL

With double glazed window to the side, radiator, wood effect laminate flooring, coving to ceiling, stairs rising to the first-floor landing with an under-stairs storage cupboard.

LOUNGE

4.14m (13'7") x 3.10m (10'2")

With double glazed bay window to the front, decorative fireplace, radiator, coving to ceiling.

KITCHEN/DINING ROOM

5.72m (18'9") x 3.80m (12'6") max

A lovely reception space, fitted with a matching range of base and eye level units with wooden worktops over, breakfast bar, Belfast sink with mixer tap, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge and washing machine, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed windows to the side and rear, radiator, wood effect laminate flooring, recessed ceiling spotlights, floor level LED lighting, uPVC glazed door opening onto the rear garden.

DOWNSTAIRS WC

Fitted with a two-piece suite comprising wall mounted wash hand



basin, low-level WC, tiled splashbacks, recessed ceiling spotlights, wood effect laminate flooring.

FIRST FLOOR

LANDING

With double glazed window to the side, coving to ceiling.

BEDROOM 1

4.12m (13'6") x 3.50m (11'6")

A good-sized double bedroom with double glazed window to the front enjoying the panoramic views across Plymouth towards the Plym estuary, radiator, coving to ceiling.

BEDROOM 2

3.83m (12'7") x 3.48m (11'5")

A second double bedroom with double glazed window to the rear, radiator, coving to ceiling.

BEDROOM 3

3.02m (9'11") x 2.12m (6'11")

A good sized third bedroom with double glazed window to the front also enjoying the panoramic views, radiator, coving to ceiling.

BATHROOM

2.50m (8'2") x 2.12m (6'11")

Fitted with a four-piece suite comprising panelled bath with hand shower attachment off the mixer tap, pedestal wash hand basin, shower cubicle with

fitted shower above, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, two obscure double-glazed windows to the side, coving to ceiling, access to the loft space.

OUTSIDE:

FRONT

The property sits on an elevated position, accessed via steps and a walkway from the roadside. To the front there is a tiered garden with lawn and hedged borders and steps to the main entrance.

REAR

The rear opens to a good sized, tiered garden measuring **15.71m (51'6") in length x 8.81m (28'11") in width**. Several lawned and gravelled levels lead to the main garden area which is mostly laid to lawn and accesses a brick-built storage shed, timber summer house and a good sized, decked seating area, enclosed by railings. To the side of the house is a side garden area with raised border with a selection of trees and shrubs and wood store.

SUMMER HOUSE

Measuring **1.72m (5'7") x 3.24m (10'7")** with windows and glazed double doors onto the garden.

