

## Contact us

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## Email Us

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## Website

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

## Opening Hours

**Monday - Friday**

**9.15am—5.30pm**

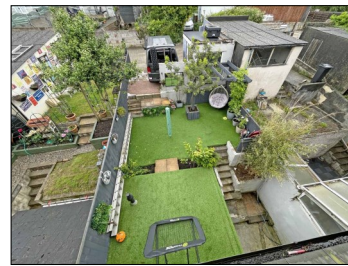
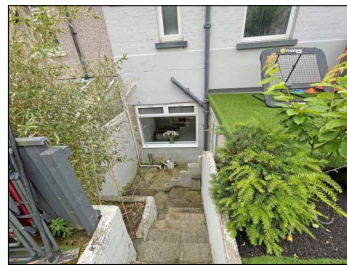
**Saturday**

**9.00am—4.00pm**

(Central Plymouth Office Only)

**Our Property Reference:**

**04/F/25 5731**



## 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**



**331 Old Laira Road, Laira,  
Plymouth, PL3 6DH**

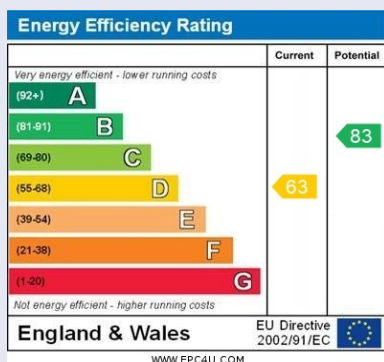
**BEAUTIFULLY PRESENTED  
FOUR BEDROOMS  
SEPARATE LOUNGE  
KITCHEN/DINING ROOM  
EN-SUITE SHOWER  
CENTRAL HEATING  
CAR HARDSTANDING**

*We feel you may buy this property because...*

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

**£270,000**

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





Number of Bedrooms  
Four Bedrooms

Property Construction  
Solid Brick Walls

Heating System  
Gas Central Heating

Water Meter  
Yes

Parking  
Car Hardstanding

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: £3,500  
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...

This beautifully presented and deceptively spacious home boasts accommodation over three floors and front views towards the Plym Estuary. The property comprises entrance porch and hall, bay fronted lounge with wood burner, a beautiful kitchen dining room with a range of appliances, utility, four bedrooms (three doubles) bathroom and a lovely en-suite shower room. Further benefits include double glazing, central heating and externally there are front and rear gardens and a car hardstanding. Plymouth Homes advise an early viewing to fully appreciate the presentation and size on offer within this lovely home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a part glazed entrance door into the porch.

PORCH

With double glazed window to the front, half tiled walls, tiled flooring, half glazed door with feature-stained glass side window opening into the entrance hall.

ENTRANCE HALL

With dado rail, coving to ceiling, stairs rising to the first-floor landing with an under-stairs storage cupboard.

LOUNGE

4.43m (14'6") x 3.78m (12'5")

With double glazed bow window to the front, feature stone fire surround with inset wood burner, radiator, coving to ceiling, open plan into the kitchen/dining room.

KITCHEN/DINING ROOM

5.17m (17') x 3.48m (11'5") max

A beautiful reception space fitted with a matching range of modern base and eye level units with soft closing drawers and doors, worktop space, under unit lighting, central island unit with breakfast bar, a range of integrated appliances to include fridge, freezer, dishwasher, fitted eye level electric double oven, five ring gas hob and wine fridge, double glazed window to the rear, radiator, tiled flooring, recessed ceiling spotlights, open plan into the utility, door to the entrance hall.

UTILITY

2.47m (8'1") x 2.30m (7'7")

Fitted with a range of base and eye level units with worktop space above, wall mounted concealed boiler serving the heating system and domestic hot water, spaces for washing machine and dishwasher, radiator, tiled flooring, recessed ceiling spotlights, uPVC glazed double doors opening to the garden.



FIRST FLOOR

LANDING

With dado rail and stairs rising to the second-floor landing.

BEDROOM 2

4.55m (14'11") x 3.76m (12'4")

A good-sized double bedroom with double glazed bow window to the front, fitted wardrobes, radiator, wood effect laminate flooring, decorative wall panels, coving to ceiling.

BEDROOM 3

3.76m (12'4") x 3.48m (11'5")

A second double bedroom with double glazed window to the rear, built in wardrobes, radiator, wood effect laminate flooring, decorative panelled walls, coving to ceiling with recessed ceiling spotlights.

BEDROOM 4

2.39m (7'10") x 1.77m (5'10")

A fourth bedroom that could also make the perfect home office/study, with double glazed window to the front, dado rail, coving to ceiling, recessed ceiling spotlights.

BATHROOM

Fitted with a three-piece suite comprising panelled bath with rainfall shower above, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled surround, radiator/towel rail, obscure double-glazed window to the rear, tiled flooring, under floor heating, coving to ceiling, recessed ceiling spotlights.



SECOND FLOOR

LANDING

BEDROOM 1

6.21m (20'4") x 3.38m (11'1") max

A lovely large double bedroom with two double glazed Velux windows to the front enjoying the views towards the Plym Estuary and Saltram, double glazed window to the rear, radiator, decorative panelled walls, coving to ceiling, recessed ceiling spotlights, walk in storage cupboard with access to eaves space, door into the en-suite.

EN-SUITE

2.31m (7'7") x 2.06m (6'9")

A beautiful en-suite fitted with a three piece suite comprising wall mounted vanity wash hand basin with cupboard storage below, walk in shower area with fitted rainfall shower above and separate hand shower attachment, low-level WC, tiled surround, radiator/towel rail with inset mirror, extractor fan, wall mounted mirrored cabinet with LED lighting, obscure double glazed window to the rear, tiled flooring.

OUTSIDE:

FRONT

From the roadside steps rise to the main entrance and a tiered garden with lawn, paved and artificial lawned areas.

REAR

From the rear a small courtyard area and steps rise to the main garden area, laid with artificial lawn with flower borders, pergola, and steps rising to a car hardstanding to the rear service lane and a brick-built storage shed.

