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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

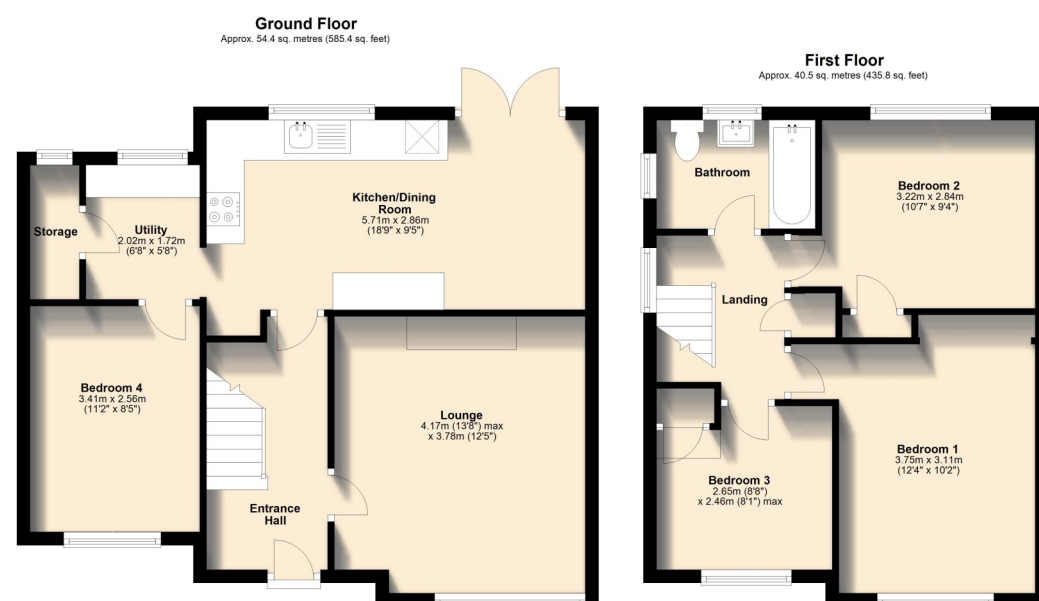
(Central Plymouth Office Only)

Our Property Reference:

25/F/25 5742



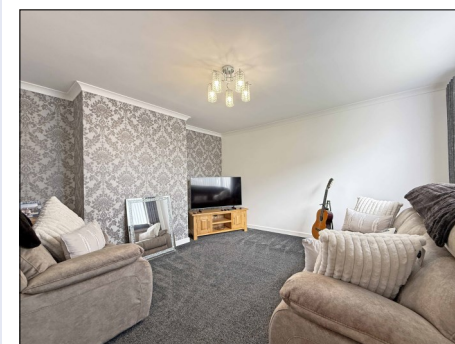
Floor Plans...



PLYMOUTH HOMES

ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**37 Gray Crescent, St Budeaux,
Plymouth, PL5 1DA**

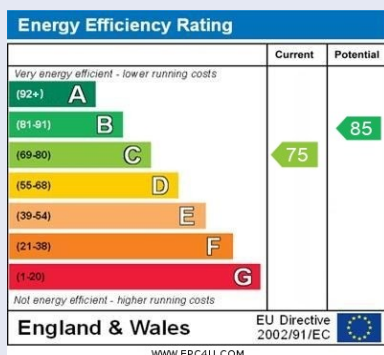
**BEAUTIFULLY PRESENTED
FOUR BEDROOMS
TWO RECEPTIONS
LOVELY REAR GARDEN
ALLOCATED PARKING
FIRST FLOOR VIEWS**

We feel you may buy this property because...
'Of the spacious, well-presented accommodation on offer.'

**Offers In Excess Of
£240,000**

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.



www.plymouthhomes.co.uk

Number of Bedrooms
Three/Four Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Allocated Parking

Outside Space
Rear Garden

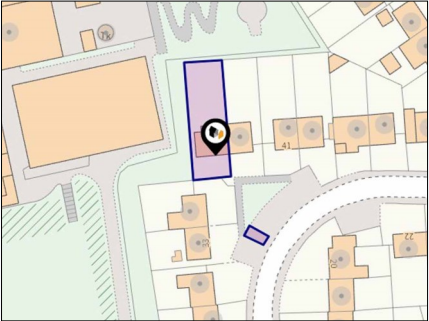
Council Tax Band
B

Council Tax Cost 2025/2026
Full Cost: £1,808.67
Single Person: £1,356.50

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,300
Home or Investment
Property: £14,300

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 extended home is a credit to the current owners. Internally the accommodation boasts a separate lounge, kitchen/ dining room, utility room, ground floor double bedroom and potential for a downstairs wc. On the first floor there are three further bedrooms and a modern bathroom suite. Further benefits include first floor views towards the River Tamar, double glazing, central heating and externally there is an attractive, enclosed rear garden and allocated parking. Plymouth Homes advise an early viewing to fully appreciate this lovely family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With radiator, wood effect tiled flooring, coving to ceiling, recessed ceiling spotlights, meter cupboard, stairs rising to the first-floor landing with an under-stairs recess, doors to the lounge and kitchen/dining room.

LOUNGE

4.17m (13'8") max x 3.78m (12'5")

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

KITCHEN/DINING ROOM

5.71m (18'9") x 2.86m (9'5")

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, splashbacks, spaces for fridge/freezer and dishwasher, fitted eye level electric double oven and four ring gas hob with cooker hood above, double glazed window to the rear, radiator, tiled flooring, recessed ceiling spotlights, uPVC glazed double doors opening to the garden.

UTILITY

2.02m (6'8") x 1.72m (5'8")

Fitted with a base unit with worktop space over, wall mounted boiler serving the heating system and domestic hot water, spaces for washing machine and tumble dryer, double glazed window to the rear, tiled flooring, recessed ceiling spotlights, doors to bedroom four and storage cupboard.



BEDROOM 4

3.41m (11'2") x 2.56m (8'5")

A good-sized double bedroom with double glazed window to the front, sloping ceiling, radiator.

STORAGE CUPBOARD

With obscure double-glazed window to the rear, radiator, recessed ceiling spotlights and offering potential for a downstairs wc.

FIRST FLOOR

LANDING

With double glazed window to the side, coving to ceiling, recessed ceiling spotlights, access to the loft space with retracting ladder, built in storage cupboard.

BEDROOM 1

3.75m (12'4") x 3.11m (10'2")

A double bedroom with double glazed window to the front enjoying the distant views towards the River Tamer and Cornwall beyond, storage recess, radiator, coving to ceiling.

BEDROOM 2

3.22m (10'7") x 2.84m (9'4")

A second double bedroom with double glazed window to the rear, built in storage cupboard, radiator, coving to ceiling.

BEDROOM 3

2.65m (8'8") x 2.46m (8'1") max

With double glazed window to the front enjoying the views, radiator, coving to ceiling, built in storage cupboard.



BATHROOM

2.39m (7'10") x 1.64m (5'4")

Fitted with a three-piece suite comprising panelled bath, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, radiator/towel rail, obscure double-glazed windows to the side and rear, tiled flooring, recessed ceiling spotlights.

OUTSIDE:

FRONT

The property occupies a good-sized plot, approached from the front via a brick paved pathway leading to the covered main entrance and a lawned garden area with flower borders.

REAR

The rear opens to a beautifully maintained garden area measuring **8.68m (28'6") in width x 15.75m (51'6") in length**. The majority of the garden is laid to lawn with established flower borders, fishpond, all enclosed by fencing with an outside power point.

PARKING

The property benefits from an allocated parking space located to the front of the property.

ESTATE CHARGE

We're informed there is an estate charge of £90 per year.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.

