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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

18/G/25 5749

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



**MODERNISATION
REQUIRED
VERSATILE
ACCOMMODATION
PRIME CENTRAL
LOCATION
FIVE/SIX BEDROOMS**

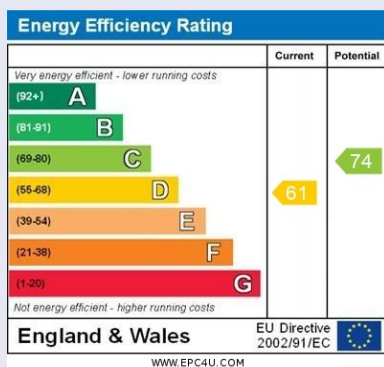
**80 Lipson Road, Lipson,
Plymouth, PL4 8RJ**

We feel you may buy this property because...

‘Of the spacious, versatile accommodation and potential on offer within this substantial property.’

£330,000

www.plymouthhomes.co.uk



Number of Bedrooms
Five/Six Bedrooms

Property Construction
Solid Stone Walls

Heating System
Gas Central Heating

Water Meter
TBC

Parking
On Street Parking

Outside Space
Courtyard 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: £1,500
Main Residence: £6,500
Second Home or Investment
Property: £23,000

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 prime central location, this substantial period home requires modernisation and offers versatile accommodation over three floors. The house is currently used as an investment property, but arranged as a residential house, the sizable accommodation could offer: bay fronted lounge, dining room, breakfast room, kitchen, downstairs shower and wc, six good sized bedrooms and a first-floor shower room. Further benefits include majority double glazing, gas central heating, views to the front across parkland, views to the rear towards Plymouth Sound and a rear courtyard area. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to appreciate this period home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a wooden entrance door with window above opening into the entrance vestibule.

ENTRANCE VESTIBULE

With coving to ceiling and part glazed door into the entrance hall.

ENTRANCE HALL

With radiator, stairs rising to the first-floor landing with under-stairs storage cupboards.

LOUNGE

5.23m (17’2”) x 4.85m (15’11”)

Currently used as a bedroom, with double glazed bay window to the front, decorative fireplace, radiator, wood effect laminate flooring, picture rail, coving to ceiling, ceiling rose.

DINING ROOM

4.40m (14’5”) x 4.09m (13’5”)

Currently used as a bedroom, with double glazed window to the rear, decorative fireplace, radiator, wood effect laminate flooring, picture rail, coving to ceiling, ceiling rose.

BREAKFAST ROOM

4.87m (16’) x 3.11m (10’2”)

With two double glazed windows to the side, decorative fireplace, under stairs storage cupboard, storage recess, radiator, door into the kitchen.

KITCHEN

5.28m (17’4”) x 1.72m (5’8”)

Fitted with a matching base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, space for washing machine, fitted electric oven and four ring electric hob, double glazed window to the



side, uPVC half glazed door to the rear courtyard, doors to the shower room and downstairs wc.

SHOWER ROOM

Fitted with recessed shower cubicle.

WC

Fitted with a wall mounted wash hand basin, low-level WC and extractor fan.

FIRST FLOOR

LANDING

With stairs rising to the second-floor landing.

BEDROOM 1

4.10m (13’5”) x 3.90m (12’9”)

A double bedroom with double glazed window to the rear, decorative fireplace, built ion storage cupboards, radiator, picture rail, coving to ceiling.

BEDROOM 2

5.18m (17’) x 2.94m (9’8”)

A second double bedroom with double glazed bay window to the front with views of parkland, decorative fireplace, radiator.

BEDROOM 3

3.11m (10’2”) x 2.90m (9’6”)

With double glazed window to the front with views of parkland, radiator.

KITCHEN/BREAKFAST ROOM

4.48m (14’9”) max x 3.11m (10’2”)

Formerly a double bedroom and now fitted with a matching range of base and eye level units with worktop space above, sink unit with single drainer and mixer tap, wall mounted boiler serving the heating system and domestic hot water, space for washing machine, fitted electric oven and four ring electric hob, double glazed window to the rear, wood effect laminate



flooring, recessed ceiling spotlights.

SHOWER ROOM

2.62m (8’7”) x 1.28m (4’3”)

Fitted with a three-piece suite comprising shower cubicle, vanity wash hand basin with cupboard storage below, low-level WC, extractor fan, tiled splashback, obscure double-glazed window to the side, tiled flooring, recessed ceiling spotlights.

SECOND FLOOR

LANDING

With double glazed window to the rear with views towards Plymouth Sound.

BEDROOM 4

3.67m (12’) x 3.65m (12’)

A double bedroom with double glazed Velux window to the rear with views, radiator.

BEDROOM 5

5.93m (19’5”) x 2.69m (8’10”)

Another double bedroom with double glazed Velux window to the front, radiator, eaves storage space.

OUTSIDE:

FRONT

The front is approached via a small garden area and pathway leading to the main entrance.

REAR

The rear opens to an L shaped, walled courtyard garden giving access to an outside storage shed and a gate opening access to the rear service lane.

