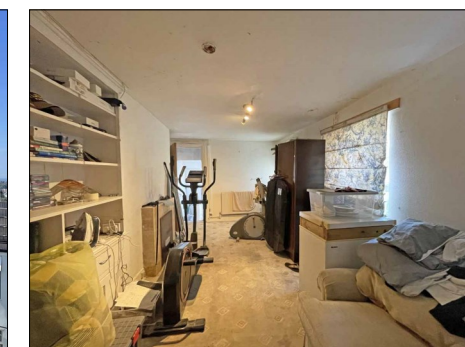




Number of Bedrooms
Five/Six Bedrooms

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: Nil
Main Residence: £3,750
Second Home or Investment
Property: £17,500

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.

