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Opening Hours

Monday - Friday

9.15am—5.30pm

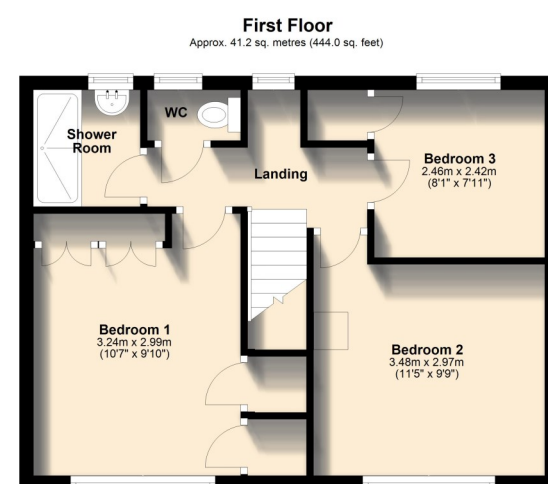
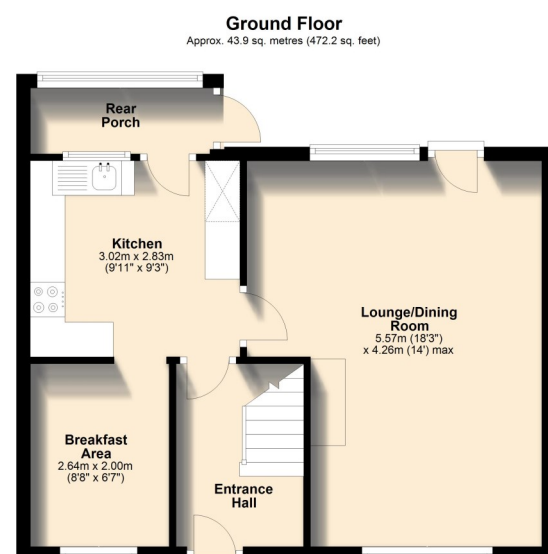
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

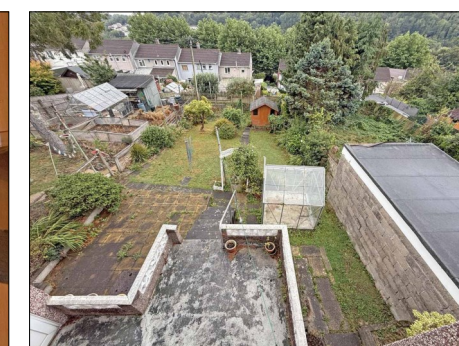
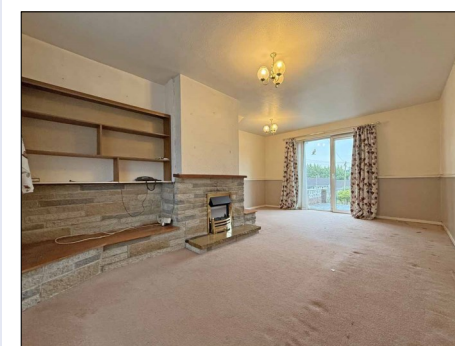
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Further Information...

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



**18 Carradale Road, Austin Farm,
Plymouth, PL6 5UQ**


**THREE BEDROOMS
67' SOUTH FACING GARDEN
DRIVEWAY PARKING
MODERNISATION REQUIRED
NO ONWARD CHAIN
VIEWING RECOMMENDED**

We feel you may buy this property because...

'This good size three bedroom home has a 67' south facing garden, off road parking and is offered for sale with great potential for modernisation.'

£200,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Number of Bedrooms
Three Bedrooms

Property Construction
Laing Easi Concrete

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway Parking

Outside Space
67’ Rear Garden

Council Tax Band
A

Council Tax Cost 2025/2026
Full Cost: £1,150.28
Single Person: £1,162.71

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,500
Home or Investment
Property: £11,500

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...

This end of terrace home is positioned on a large plot, with a 67’ south facing garden to the rear and a garden with driveway off road parking to the front. The accommodation comprises: entrance hall, lounge/dining room, kitchen/breakfast room, rear porch, landing, three bedrooms, shower room and a separate wc. Offered for sale with no onward chain and requiring some updating and modernisation, Plymouth Homes highly recommend this good size family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE HALL

Radiator, stairs to the first floor landing with an under-stairs storage cupboard.

KITCHEN

3.02m (9'11") x 2.83m (9'3")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, gas oven with a four ring gas hob and cooker hood above, tiled splashbacks, double glazed window to the rear, coved ceiling, part glazed door to the porch, door into the lounge, open plan into the breakfast area.

BREAKFAST AREA

2.64m (8'8") x 2.00m (6'7")

Double glazed window to the front, radiator, coved ceiling.

LOUNGE/DINING ROOM

5.57m (18'3") x 4.26m (14') max

Double glazed windows to the front and rear, door opening to the rear garden, fire surround with stone television plinth, radiator, dado rail, glazed door to the rear garden.

REAR PORCH

Double glazed window to the rear, water tap, part glazed door to the garden.



FIRST FLOOR

LANDING

Double glazed window to the rear.

BEDROOM 1

3.24m (10'7") x 2.99m (9'10")

Double glazed window to the front, fitted four door wardrobe with mirrored doors, radiator, boiler cupboard housing the wall mounted gas combination boiler, linen cupboard.

BEDROOM 2

3.48m (11'5") x 3.37m (11'1")

Double glazed window to the front, radiator, access to the loft.

BEDROOM 3

2.46m (8'1") x 2.42m (7'11")

Double glazed window to the rear, radiator, storage cupboard.

SHOWER ROOM

Suite comprising a double shower area with a seat, pedestal wash hand basin, part tiled walls, frosted double glazed window to the rear.

WC

Frosted double glazed window to the rear, low-level WC, part tiled walls.



OUTSIDE

FRONT

Mainly laid to lawn with shrub borders, path to the front door, side gate giving access to the rear garden.

DRIVEWAY

Driveway providing off road parking for 1 vehicle.

REAR

20.4m (67') x 9.4m (31')

South facing garden, mainly laid to lawn with a good size shed, area of patio, shrub borders, aluminium-framed greenhouse, side access to the front of the property.

