

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

**North Plymouth and
Residential Lettings Office**

56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

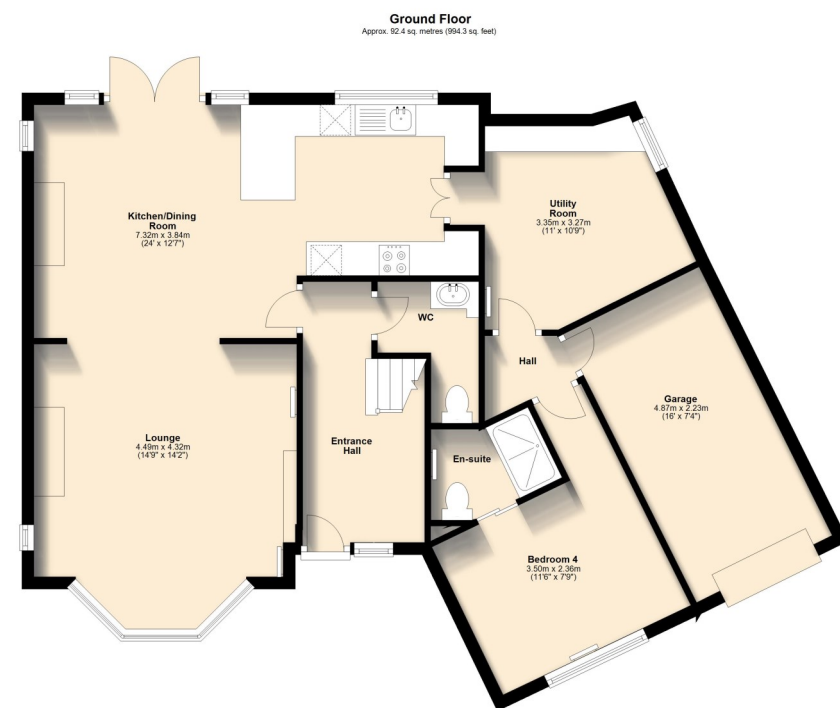
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

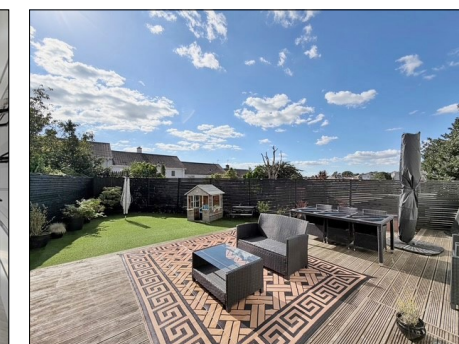
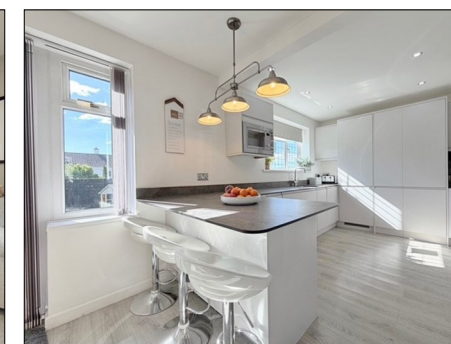
26/I/25 5796

Floor Plans...



PLYMOUTH HOMES

ESTATE AGENTS



CENTRALLY LOCATED
BEAUTIFULLY PRESENTED
DECEPTIVELY SPACIOUS
FOUR BEDROOMS
BAY FRONTED LOUNGE
KITCHEN/DINING ROOM
DRIVE & GARAGE
SOUTHERLY GARDEN

**1 Bowers Road, Milehouse,
Plymouth, PL2 3DT**

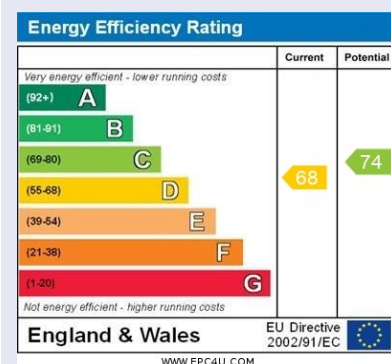
We feel you may buy this property because...

‘Of the popular location and the beautifully presented, spacious accommodation on offer.’

£480,000

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 Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Garage

Outside Space
West Facing Garden

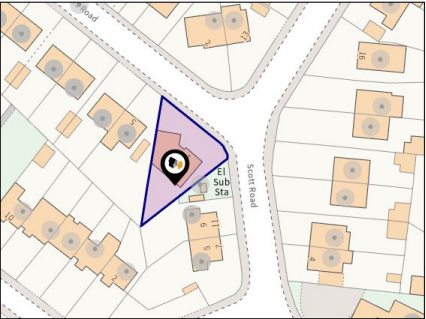
Council Tax Band
D

Council Tax Cost 2025/2026
Full Cost: £2,325.42
Single Person: £1,744.07

Stamp Duty Liability
First Time Buyer: £9,000
Main Residence: £14,000
Home or Investment
Property: £38,000

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 attractive, beautifully presented and deceptively spacious detached home is located within the central residential area of Milehouse. Internally the accommodation offers: entrance hall, a modern kitchen/dining room with integrated appliances and open plan into the bay fronted lounge, there’s a utility room, ground floor fourth bedroom with en-suite, three, good sized bedrooms and a modern shower room on the first floor. Further benefits include double glazing, central heating and externally there is a private driveway to garage and an enclosed, southerly facing rear garden. Plymouth Homes advise an early viewing to fully appreciate this classic 1930’s home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a uPVC part glazed entrance door, with obscure side window, opening into the entrance hall.

ENTRANCE HALL

With wood effect laminate flooring, coving to ceiling, stairs rising to the first-floor landing with under-stairs storage cupboard and meter cupboard, doors into the downstairs wc and the kitchen dining room.

DOWNSTAIRS WC

Fitted with a two-piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC, extractor fan, tiled splashbacks, wood effect laminate flooring, coving to ceiling.

KITCHEN/DINING ROOM

7.32m (24') x 3.84m (12'7") max

A beautiful reception space fitted with a matching range of modern base and eye level units with soft closing doors and drawers, under unit lighting, worktop space above, matching breakfast bar, stainless steel sink unit with mixer tap, splashbacks, integrated appliances to include fridge/freezer, dishwasher, eye level electric double oven, eye level microwave, four ring electric hob with stainless steel cooker hood above, double glazed windows to the side and rear, wood effect laminate flooring, recessed ceiling spotlights, radiator, plinth heater, uPVC glazed double doors opening to the garden, concealed entrance into the utility room, open plan into the lounge.

LOUNGE

4.49m (14'9") x 4.32m (14'2")

A lovely, spacious reception room with double glazed bay window to the front, double glazed window to the side, coal effect living flame gas fire set within a feature stone surround, radiator.



UTILITY ROOM

3.35m (11') x 3.27m (10'9")

Fitted with a matching base and eye level units with worktop space above, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge/freezer, washing machine and tumble dryer, double glazed window to the side, radiator, wood effect laminate flooring, coving to ceiling, door and steps into the hall.

HALL

With internal door into the garage and door into bedroom 4.

BEDROOM 4

3.36m (11') x 2.36m (7'9")

A double bedroom with double glazed window to the front, radiator, sliding door into the en-suite.

EN-SUITE

Fitted with a two-piece suite comprising low level wc with inset wash hand basin, recessed double shower cubicle with fitted electric shower above, tiled splashbacks, radiator/towel rail, extractor fan, radiator, wood effect laminate flooring.

FIRST FLOOR

LANDING

With obscure double-glazed windows to the front and side with stained glass, coving to ceiling, access to the loft space.

BEDROOM 1

4.32m (14'2") x 3.84m (12'7")

A lovely large double bedroom with double glazed bay window to the front, built in wardrobes, radiator, coving to ceiling, ceiling spotlights.



BEDROOM 2

4.32m (14'2") x 3.84m (12'7")

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

BEDROOM 3

2.96m (9'8") x 2.32m (7'7")

A good sized third bedroom with double glazed window to the rear, radiator.

SHOWER ROOM

2.87m (9'5") x 1.72m (5'8")

Fitted with a modern three-piece suite comprising double shower enclosure with fitted rainfall shower above and separate hand shower attachment, vanity wash hand basin with cupboard storage below, low-level WC, radiator/towel rail, tiled splashbacks, obscure double-glazed windows to the side, wood effect laminate flooring, recessed ceiling spotlights.

INTEGRAL GARAGE

4.97m (16'4") x 2.23m (7'4")

With remote-controlled electric roller garage door to the driveway, power supply and lighting, water tap, internal access into the property.

OUTSIDE

FRONT

The property is approached by a pathway to the main entrance with lawned front garden, driveway suitable for one vehicle and providing access to the garage.

REAR

The rear opens to a well maintained, south westerly facing garden measuring approximately **8.83m(29'07) x 10.66m (35'06)** at the widest and longest points. There is an area of decking leading to artificial lawn and enclosed by fencing.

