

Contact us

Floor Plans...

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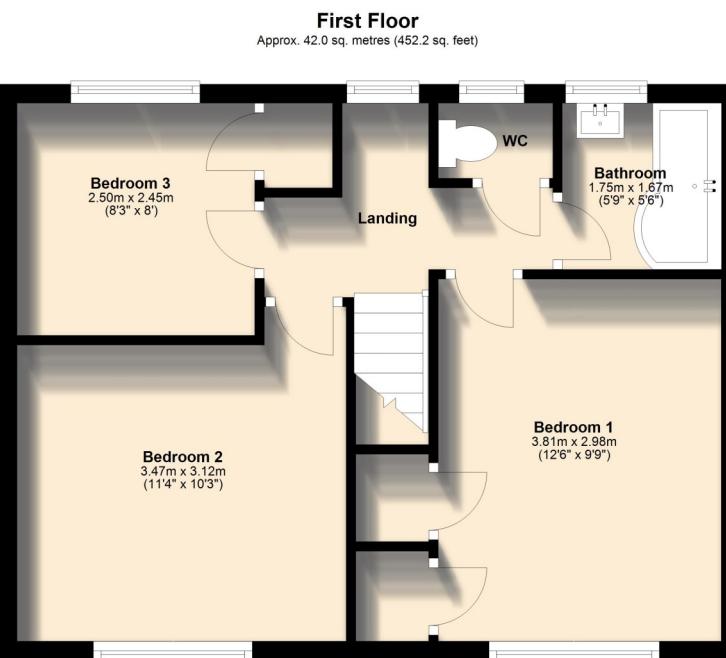
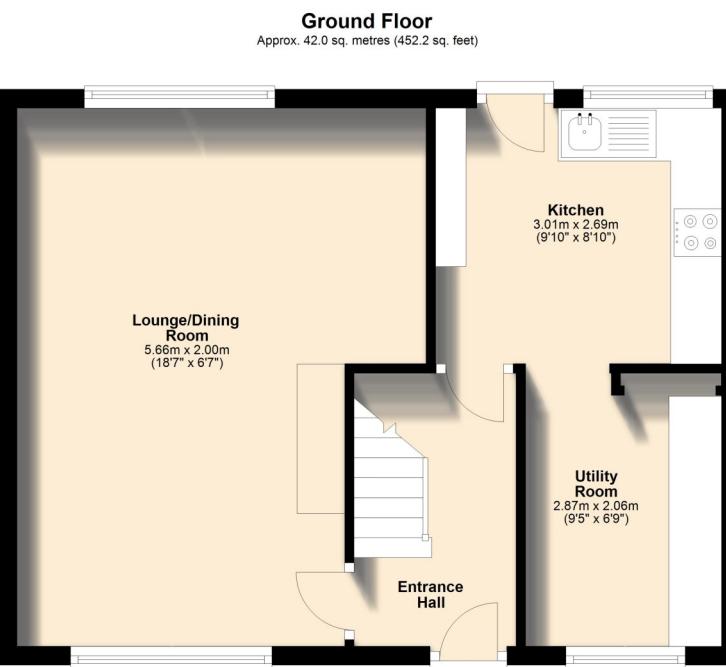
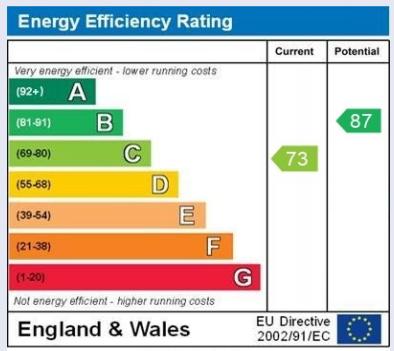
Website
www.plymouthhomes.co.uk

Opening Hours
Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
18/H/25 5771

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.



99 Delamere Road, Austin Farm, Plymouth, PL6 5XF

THREE BEDROOMS
LOUNGE/DINING ROOM
REFITTED KITCHEN
MODERN BATHROOM
GOOD SIZED GARDEN
DOUBLE GLAZING
CENTRAL HEATING

We feel you may buy this property because...
'Of the spacious accommodation on offer and the popular residential location.'

£185,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Lang Easiform Cosntruction

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking

Outside Space
Front and Rear Gardens

Council Tax Band
A

Council Tax Cost 2025/2026
Full Cost: £1,550.28
Single Person: £1,162.71

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,200
Home or Investment Property: £10,450

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 spacious, well-presented property would make the ideal first time or family home. Internally the accommodation offers: entrance hall, lounge/dining room, refitted kitchen with breakfast bar, matching utility, three good sized bedrooms, modern bathroom and wc. Further benefits include double glazing, central heating and externally there are front and rear gardens. Plymouth Homes advise an early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A part glazed entrance door opens into the entrance hall.

ENTRANCE HALL

With stairs rising to the first-floor landing with an under-stairs storage recess, doors into the lounge/dining room and kitchen.

LOUNGE/DINING ROOM

5.66m (18'7") x 2.00m (6'7")

With double glazed windows to the front and rear, wooden fire mantle, please note the wood burner is not included with the sale, wood effect laminate flooring, coving to ceiling.

KITCHEN

3.01m (9'10") x 2.69m (8'10")

A lovely refitted kitchen with a matching range of base and eye level units with worktop space above, matching breakfast bar, stainless steel sink unit with single drainer and mixer tap, splashbacks, fitted electric oven and four ring electric hob with cooker hood above, double glazed window to the rear, wood effect laminate flooring, recessed ceiling spotlights, uPVC half glazed door opening to the rear garden, doorway into the utility room.

UTILITY ROOM

2.87m (9'5") x 2.06m (6'9")

Fitted with a range of base units with worktop space above, spaces for fridge/freezer, washing machine and tumble dryer, obscure double-glazed window to the front, built in meter cupboard, wood effect laminate flooring.



FIRST FLOOR



OUTSIDE:



FRONT

From the roadside shared steps and a private pathway rise to paved and lawned garden areas leading to the covered main entrance.

REAR

The property opens to a good sized, tiered garden measuring **19.79m (64'11") max in length x 7.73m (25'4") max in width**. The garden comprises a lower paved area adjoining property with steps rising to lawned levels, all enclosed by wall and fencing.

AGENT'S NOTE

As part of the ongoing works, the vendor informs us they will be installing radiators in the entrance hall and the utility room before completion. With the wood burner in the lounge being taken, the vendor has offered to install a radiator in its place, subject to a suitable offer being made for the house

BEDROOM 1

3.81m (12'6") x 2.98m (9'9")

A double bedroom with double glazed window to the front, radiator, coving to ceiling, two built in storage cupboards.

BEDROOM 2

3.47m (11'4") x 3.12m (10'3")

A second double bedroom with double glazed window to the front, radiator, wood effect laminate flooring, coving to ceiling, access to the loft space.

BEDROOM 3

2.50m (8'3") x 2.45m (8')

A good sized third bedroom with double glazed window to the rear, radiator, coving to ceiling, built in storage cupboard housing the wall mounted boiler serving the heating system and domestic hot water.

BATHROOM

Fitted with a two-piece suite comprising panelled bath with independent electric shower above and shower screen, pedestal wash hand basin, tiled surround, radiator/towel rail, extractor fan, obscure double-glazed window to the rear, recessed ceiling spotlights.

WC

A separate wc with obscure double-glazed window to the rear and fitted with a low-level WC.

