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

Our Property Reference:
19/K/25 5834



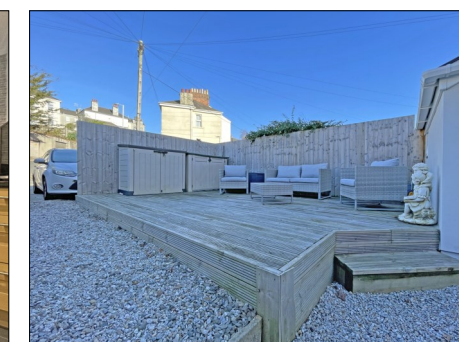
Floor Plans...



Further Information...

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**PLYMOUTH
HOMES** ESTATE AGENTS



**THREE BEDROOM
DRESSING ROOM
FRONT AND REAR GARDENS
GENEROUS PARKING
VERY WELL PRESENTED
DOWNSTAIRS WET ROOM
VIEWING RECOMMENDED**

**142 St Levan Road, Milehouse,
Plymouth, PL2 3AF**

We feel you may buy this property because...

‘With parking for at least 2 cars and a decked rear garden, this spacious family home offers well presented family accommodation.’

£315,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Solid Stone Walls

Heating System
Gas Central Heating

Water Meter
No

Parking
Off Road To The Rear

Outside Space
Courtyard Garden

Council Tax Band
B

Council Tax Cost 2025/2026
Full Cost: £1,808.67
Single Person: £1,356.50

Stamp Duty Liability
First Time Buyer: £750
Main Residence: £5,750
Home or Investment
Property: £21,500

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 particularly well presented home is positioned on a good-sized plot, with front and rear gardens in addition to off-road parking for at least 2 cars. The spacious accommodation comprises: entrance vestibule, hallway, lounge, dining room, kitchen/breakfast room, utility, downstairs wet room, cloakroom, three bedrooms, dressing room and a good-sized bathroom. Externally, the property has a 46’ (max) rear garden with good off road parking. Offered for sale with gas central heating and double glazing, Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE VESTIBULE

Panelled walls, coved ceiling, door to:

ENTRANCE HALL

Two radiators, dado rail, coved ceiling with recessed spotlights, stairs to the first floor landing with under-stairs storage cupboards.

LOUNGE

5.03m (16'6") into bay x 4.07m (13'4")

Double glazed bay window to the front, ornamental coal effect fire set in a feature surround with a tiled hearth (please note that the fire is not connected), radiator, coved ceiling, doors opening to:

DINING ROOM

4.22m (13'10") x 3.39m (11'1")

Radiator, double glazed twin doors opening to the rear garden.

KITCHEN/BREAKFAST ROOM

3.46m (11'4") x 3.30m (10'10") max

Fitted with a matching range of base and eye level units with worktop space above, breakfast bar, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, plumbing for dishwasher, gas point for cooker with a cooker hood above, double glazed window to the side, coved ceiling with recessed spotlights, tiled splashbacks, open plan to:

UTILITY

3.30m (10'10") max x 1.93m (6'4")

Plumbing for washing machine, space for an American style fridge/freezer, frosted double glazed window to the side, cupboard housing the gas combination boiler serving the heating system and domestic hot water, doors to:



CLOAKROOM

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

WET ROOM

Wet room with shower area, pedestal wash hand basin, heated towel rail, extractor fan.

FIRST FLOOR

LANDING

Radiator, dado rail, coved ceiling with recessed spotlights, access to the part boarded loft with a pull down wooden ladder and light.

BEDROOM 1

4.93m (16'2") into bay x 3.06m (10')

Double glazed bay window to the front, two built in cupboards, radiator, door to:

DRESSING ROOM

3.00m (9'10") x 1.73m (5'8")

Range of shelving and hanging rails, spotlights.

BEDROOM 2

4.22m (13'10") x 3.38m (11'1")

Double glazed window to the rear, radiator.

BEDROOM 3

2.63m (8'8") x 1.50m (4'11")

Double glazed window to the rear, radiator.



BATHROOM

Good size bathroom with a suite comprising a panelled bath shower and screen above, pedestal wash hand basin, low-level WC, part tiled walls, two frosted double glazed windows to the side, radiator.

OUTSIDE

FRONT

The garden to the front is gravelled with an inset tree and a path leading to the front door.

REAR

14.0m (46') max x 5.2m (17')

Attractive decked and gravelled rear garden with a generous seating area, opening to:

PARKING AREA

8.5m (28') x 5.2m (17')

Twin opening vehicular gates, off road parking for at least two cars.