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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...

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.

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	70	79
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

PLYMOUTH HOMES ESTATE AGENTS



**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

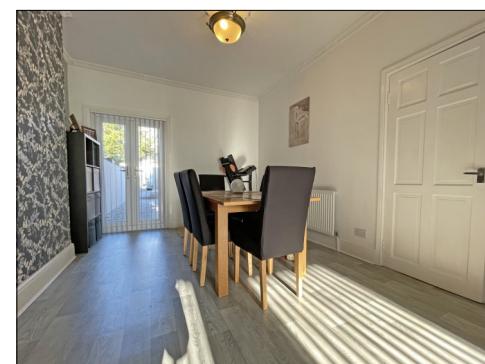
3.46m (11'4") x 3.30m (10'10") max

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.

