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Opening Hours

Monday - Friday

9.15am—5.30pm

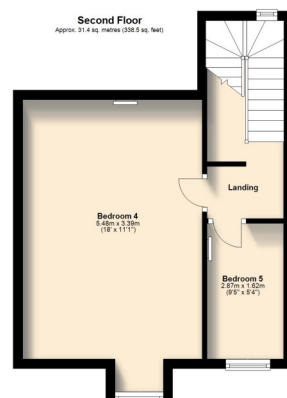
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

05/L/25 5842



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



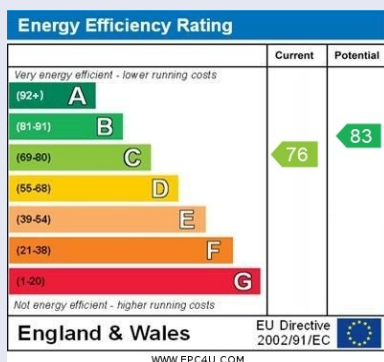
THREE STOREY HOME
WELL PRESENTED
FIVE BEDROOMS
THREE RECEPTIONS
ENCLOSED REAR GARDEN
PRIVATE DRIVEWAY
NO ONWARD CHAIN

57 Waterloo Street, Stoke,
Plymouth, PL1 5RS

We feel you may buy this property because...
'Of the popular location and the spacious, well-presented accommodation on offer.'

£325,000

www.plymouthhomes.co.uk



Number of Bedrooms
Five Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
TBC

Parking
Off Road Parking To The Rear

Outside Space
Enclosed Rear Garden

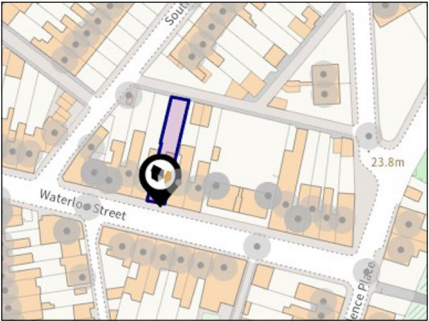
Council Tax Band
C

Council Tax Cost 2025/2026
Full Cost: £2,067.04
Single Person: £1,550.28

Stamp Duty Liability
First Time Buyer: £1,250
Main Residence: £6,250
Home or Investment
Property: £22,500

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...

Located within the heart of Stoke, this deceptively spacious and well-presented period home boasts accommodation arranged over three storeys, measuring just over 1760sq ft. Internally the accommodation offers lounge, dining area, modern kitchen/ breakfast room, downstairs wc. There are five bedrooms (four doubles, one single), an en-suite shower room and walk in wardrobe within bedroom 1, and a four-piece bathroom suite. Further benefits include double glazing, central heating and externally there is a good-sized rear garden which opens to a private gravelled driveway. Offered for sale with no onward chain, Plymouth Homes would advise an early viewing to appreciate this lovely character home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE
Entry is via a part glazed entrance door opening into the entrance hall.

ENTRANCE HALL
With radiator, wood effect laminate flooring, stairs rising to the first-floor landing with two under-stairs storage cupboards.

DINING AREA
3.88m (12’9”) x 3.78m (12’5”)
With double glazed window to the rear, radiator, wood effect laminate flooring, open plan into the lounge.

LOUNGE
4.45m (14’7”) x 3.86m (12’8”)
With double glazed window to the front, radiator, wood effect laminate flooring.

DOWNSTAIRS WC
Fitted with a two-piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC, extractor fan, tiled flooring, recessed ceiling spotlights.

KITCHEN/BREAKFAST ROOM
6.50m (21'4") x 3.02m (9'11")
Fitted with a matching range of modern base and eye level units with wooden worktops above, 1 ½ bowl sink unit with single drainer and mixer tap, splashbacks, under-unit lighting, integrated dishwasher, space for range cooker with stainless steel cooker hood above, space for table and chairs, two double glazed windows to the side, radiator, wood effect laminate flooring, recessed ceiling spotlights, uPVC glazed double doors opening to the garden.

FIRST FLOOR

LANDING
With radiator and stairs rising to the second-floor landing.



BEDROOM 1
3.86m (12’8”) x 3.83m (12’7”)
A double bedroom with double glazed window to the front, radiator, doors into the walk in wardrobe and en-suite.

EN-SUITE
2.57m (8'5") x 1.60m (5'3")
Fitted with a three-piece white suite comprising vanity wash hand basin with cupboard storage below, double shower enclosure with fitted shower above and shower screen, low-level WC, chrome radiator/towel rail, extractor fan, wall mounted mirrored cabinet, shaver point, tiled flooring, recessed ceiling spotlights.

BEDROOM 2
3.88m (12'9") x 3.78m (12'5")
A second double bedroom with double glazed window to the rear, radiator.

BEDROOM 3
3.17m (10'5") x 3.02m (9'11")
A third double bedroom with double glazed window to the rear, radiator, recessed ceiling spotlights.

BATHROOM
Fitted with a four piece suite comprising deep panelled bath with shower attachment off the mixer tap, vanity wash hand basin with cupboard storage below, corner shower cubicle with fitted rainfall shower above, low-level WC, tiled splashbacks, chrome radiator/towel rail, extractor fan, wall mounted mirrored cabinet, shaver point, obscure double glazed window to the side, tiled flooring, recessed ceiling spotlights.

BOILER CUPBOARD
A walk-in boiler/airing cupboard, with tiled flooring, storage space, recessed ceiling spotlights and housing the wall mounted boiler serving the heating system and domestic hot water.



SECOND FLOOR
LANDING
With double glazed window to the rear, doors to bedrooms 4 and 5.

BEDROOM 4
5.48m (18’) x 3.39m (11’1”)
Another double bedroom with double glazed window to the front, radiator, wall lights, sloping ceilings with exposed beams and recessed ceiling spotlights.

BEDROOM 5
2.87m (9’5”) x 1.62m (5’4”)
A fifth single bedroom that could also be a suitable home workspace/office, with double glazed skylight window to the front, radiator, recessed ceiling spotlights.

OUTSIDE:
REAR
From the rear the property opens to a lovely walled garden measuring 20.25m (66'5") max in length x 5.72 (18'9") max in width. The kitchen/breakfast room opens to a decked seating area with external power point. To the side of the kitchen/ breakfast room runs a flag stone courtyard area with raised gravelled border while beyond the decking lies a lawned area with established borders stocked with mature trees and shrubs. A pathway then leads to a secure wooden gate opening onto the private parking.

PARKING
A gravelled driveway measuring 6.21m (20'4") max in length x 5.33m (17'5") max in width, opening onto the rear service lane.

