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Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Allocated Parking

Outside Space
Front And Rear Gardens

Council Tax Band
B

Council Tax Cost 2025/2026
Full Cost: £1,722.68
Single Person: £1,292.01

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,800
Second Home or Investment Property: £12,550

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

What3words Location
///admire.grape.vibrate

Flood Risk Summary
Rivers and the Sea:
Very Low Risk
Surface Water:
Very Low Risk

Maximum Broadband Available
Download Speed: 1000Mbps
Upload Speed: 1000Mbps

Introducing...

This end terraced home requires modernisation and enjoys a larger than average plot boasting lovely rear views towards woodland and countryside in the distance. Internally the accommodation offers living room, kitchen/dining room, downstairs wc, three bedrooms, a shower room and useful cellar room accessed from the rear garden. Further benefits include double glazing, central heating, privately owned solar panels, and externally there is a good-sized garden and an allocated parking space. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via an open porch accessing a built-in storage/meter cupboard and the uPVC part glazed entrance door into the entrance hall.

ENTRANCE HALL

With wood effect laminate flooring, coving to ceiling, stairs rising to the first-floor landing with an under-stairs storage recess.

LIVING ROOM

5.11m (16'9") x 3.38m (11'1")

With double glazed picture window to the rear overlooking the garden and with distant views, radiator, coving to ceiling, uPVC glazed door opening to the rear garden.

KITCHEN/DINING ROOM

4.58m (15') x 3.26m (10'8")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for washing machine and tumble dryer, fitted electric oven and four ring gas hob with pull out cooker hood above, double glazed window to the front, radiator, wood effect laminate flooring.

DOWNSTAIRS WC

With obscure double-glazed window to the side and fitted with a two-piece suite comprising wall mounted wash hand basin, low-level WC, tiled splashbacks.

FIRST FLOOR

LANDING

With radiator, access to the loft space, built in storage cupboard.



BEDROOM 1

4.01m (13'2") x 3.23m (10'7")

With double glazed window to the rear enjoying panoramic views towards woodland and countryside in the distance, radiator, coving to ceiling, built in storage cupboard.

BEDROOM 2

3.23m (10'7") x 3.09m (10'2")

With double glazed window to the front, radiator, built in storage cupboard.

BEDROOM 3

2.46m (8'1") x 1.77m (5'10")

With double glazed window to the rear enjoying the views, radiator.

SHOWER ROOM

1.85m (6'1") x 1.77m (5'10")

Fitted with a three-piece suite comprising shower cubicle with fitted electric shower above, vanity wash hand basin with cupboard storage below, low-level WC, extractor fan, tiled splashback, obscure double-glazed window to the front, radiator.

OUTSIDE:

FRONT

The property occupies a larger than average plot, approached from the roadside via a walkway leading to the property. Private steps then descend to a gravelled garden area with raised borders, leading to the entrance porch and a pathway to the left following to the rear garden.



REAR

The living room opens to wooden steps descending to a garden which measures **8.81m (28'11") in length x 8.03m (26'4") in width**. The garden comprises gravelled and paved areas, enclosed by wall and fencing, accessing the side pathway to the front and a door into the cellar.

CELLAR AREA

A useful cellar area measuring **3.18m (10'5") max x 5.11m (16'9")** with power supply, lighting and housing the wall mounted boiler serving the heating system and domestic hot water.

ALLOCATED PARKING

The property has an allocated parking space located to the front of the property, to the right side, as well as on street parking in front.

SOLAR PANELS

The property benefits from privately owned photovoltaic solar panels. During suitable conditions, these panels give the owners the use of free electricity with any excess then sold to the chosen energy provider to help generate an income to offset energy bills.

