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

Our Property Reference:
14/H/26 6042

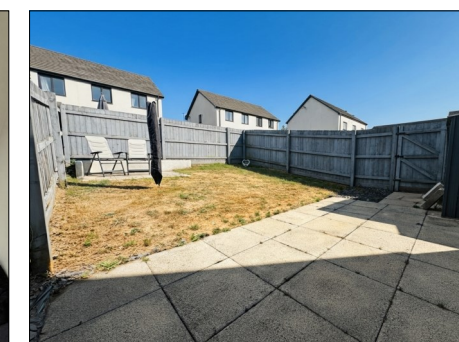


Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**42 Afflington Road, Saltram Meadows,
Plymouth, PL9 7GH**

BEAUTIFULLY PRESENTED
2 DOUBLE BEDROOMS
SEPARATE LOUNGE
KITCHEN/DINING ROOM
DOWNSTAIRS WC
SOUTH FACING GARDEN
ALLOCATED PARKING

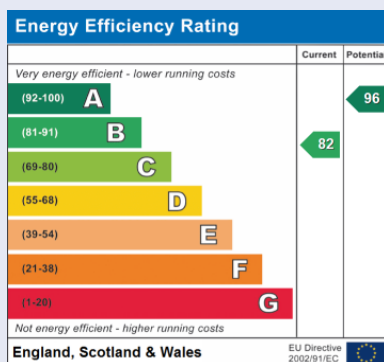
We feel you may buy this property because...

‘Of the popular residential location, beautiful presentation and larger than average garden.’

£225,000

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.



www.plymouthhomes.co.uk

Number of Bedrooms
Two Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Car Hardstanding

Outside Space
South Facing Garden

Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,000
Home or Investment
Property: £13,250

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...

Built in 2019, this beautifully presented, end terraced property boasts a larger than average, southerly facing garden and would make the perfect first-time home. Internally the accommodation comprises entrance hall, downstairs wc, lounge, modern kitchen/dining room with a range of integrated appliances, two good sized double bedrooms and a modern bathroom suite. Further benefits include double glazing, gas central heating and an allocated parking space located to the front. Plymouth Homes recommend an early viewing to fully appreciate the position and presentation on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With radiator, tiled flooring, stairs rising to the first-floor landing, doors into the lounge and downstairs wc.

DOWNSTAIRS WC

1.53m (5') x 0.93m (3'1")

With obscure double-glazed window to the front and fitted with a two-piece suite comprising low level wc, wash hand basin, tiled splashback, dado rail.

LOUNGE

4.64m (15'3") max x 2.72m (8'11")

With double glazed windows to the front and side, radiator, wood effect laminate flooring, walk in understairs storage cupboard with power point, door into the kitchen/dining room.

KITCHEN/DINING ROOM

3.89m (12'9") x 2.45m (8')

Fitted with a matching range of modern base and eye level units with worktop space above, 1 ½ bowl sink unit with single drainer and mixer tap, splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, a range of integrated appliances to include fridge, freezer, dishwasher, washing machine, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed window to the rear, radiator, tiled flooring, uPVC glazed double doors opening to the garden.



FIRST FLOOR

LANDING

With radiator and access to the loft space.

BEDROOM 1

3.88m (12'9") x 2.51m (8'3")

A lovely double bedroom with double glazed window to the front, radiator, wood effect laminate flooring.

BEDROOM 2

3.89m (12'9") max x 2.61m (8'7")

A second double bedroom with two double glazed windows to the rear, radiator, built in storage cupboard.

BATHROOM

1.96m (6'5") x 1.71m (5'7")

Fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap and shower screen, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, obscure double-glazed window to the side.

OUTSIDE:

FRONT

The front of the property is approached via a car hardstanding leading to a paved path to the main entrance, an area of lawn and a gravelled area that could be used for additional parking. To the right of the property is a shared pathway which leads to a private gate into the rear garden.



REAR

The rear of the property opens to a larger than average, southerly facing garden measuring **10.35m (33'11") at longest x 6.42m (21') at widest**. The garden comprises patio and lawned areas, enclosed by wooden fencing.

AGENT'S NOTE

We're informed there is a yearly estate charge of £145.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.

