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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

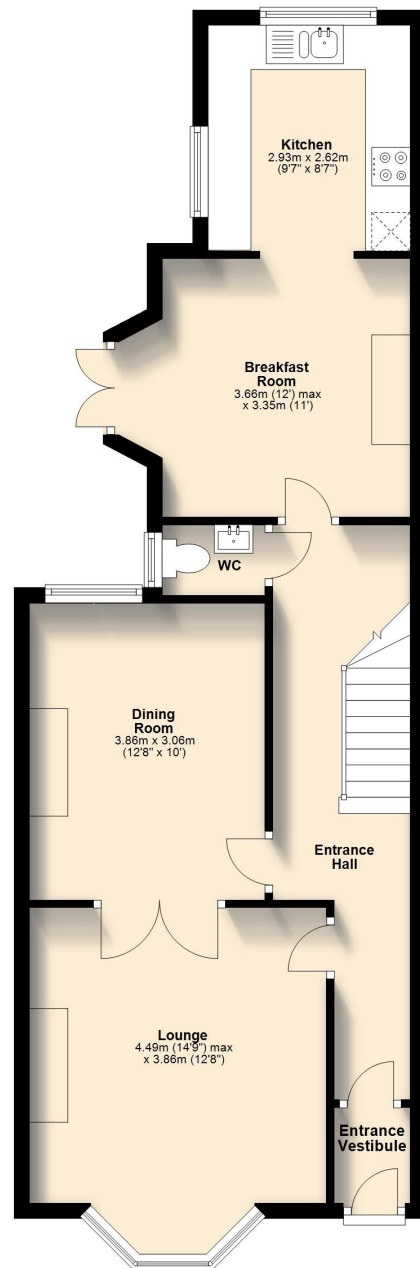
(Central Plymouth Office Only)

Our Property Reference:

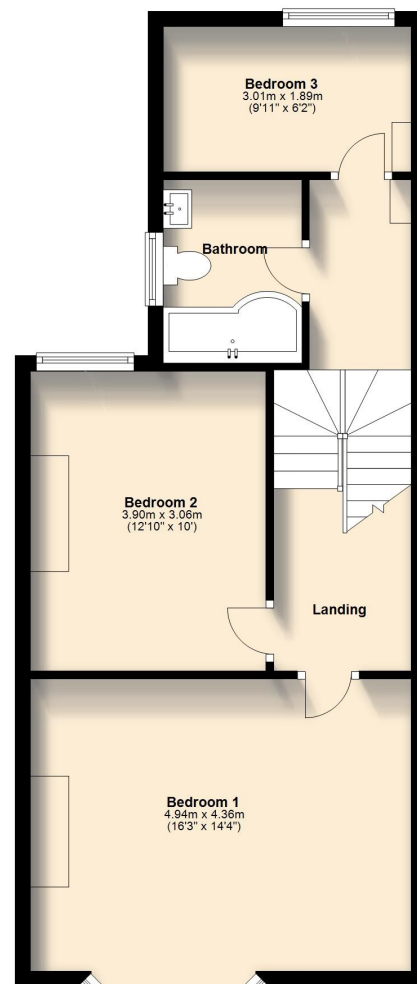
02/B/26 5872



Ground Floor
Approx. 61.9 sq. metres (686.4 sq. feet)



First Floor
Approx. 53.1 sq. metres (572.0 sq. feet)



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



**3 Carlton Terrace, Weston Mill,
Plymouth, PL5 1BA**

**BEAUTIFULLY PRESENTED
DECEPTIVELY SPACIOUS
THREE BEDROOMS
THREE BEDROOMS
WALLED COURTYARD
SINGLE GARAGE**

We feel you may buy this property because...
'Of the deceptively spacious and well-presented accommodation.'

£220,000

www.plymouthhomes.co.uk

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |
| WWW.EPC4U.COM | | | |

Number of Bedrooms

Three Bedrooms

Property Construction

Solid Stone Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Single Garage

Outside Space

Walled 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: Nil

Main Residence: £1,900

Home or Investment

Property: £12,900

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 beautifully presented and deceptively spacious period home would make the perfect first time or family home. Internally the accommodation boasts: entrance vestibule and hallway, bay fronted lounge, separate dining area, breakfast room, kitchen, downstairs wc, three bedrooms and a beautiful bathroom. Further benefits include double glazing, central heating and externally there is a rear wall courtyard garden which accesses a single garage. Plymouth Homes advise an early viewing to fully appreciate this charming property.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via uPVC half glazed door opening into the entrance vestibule.

ENTRANCE VESTIBULE

With decorative dado rail with inset tiles, coving to ceiling and part glazed door with stained glass panel opening into the entrance hall.

ENTRANCE HALL

With radiator, coving to ceiling, decorative corbels, stairs rising to the first-floor landing with a decorative newel post and under-stairs storage cupboards.

LOUNGE

4.49m (14'9") max x 3.86m (12'8")

A lovely reception space with double glazed bay window to the front, decorative feature fireplace, radiator, double doors into the dining room.

DINING ROOM

3.86m (12'8") x 3.06m (10')

With double glazed window to the rear, radiator, picture rail, door to the entrance hall.

DOWNSTAIRS WC

With obscure double-glazed window to the side and fitted with a two-piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC, radiator/towel rail, tiled splashback, tiled flooring.



BREAKFAST ROOM

3.66m (12') max x 3.35m (11')

With radiator, coving to ceiling, wall mounted boiler serving the heating system and domestic hot water, uPVC glazed double doors opening to the garden, open plan into the kitchen.

KITCHEN

2.93m (9'7") x 2.62m (8'7")

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, integrated fridge and freezer, spaces for dishwasher and washing machine, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed windows to the side and rear, radiator.

FIRST FLOOR

LANDING

With picture rail, access to the loft space and obscure double-glazed window to the rear.

BEDROOM 1

4.94m (16'3") x 3.79m (12'5")

A lovely large double bedroom with double glazed bay window to the front, radiator.

BEDROOM 2

3.90m (12'10") x 3.06m (10')

A second double bedroom with double glazed window to the rear, radiator.



BEDROOM 3

3.01m (9'11") x 1.89m (6'2")

A single bedroom with double glazed window to rear, radiator.

BATHROOM

2.38m (7'10") x 1.80m (5'11")

Fitted with a beautiful three-piece white suite comprising panelled, P-shaped bath with separate shower above and shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, obscure double-glazed window to the side, tiled flooring.

OUTSIDE:

FRONT

The front of the property is approached via a small courtyard area with pathway leading to the main entrance.

REAR

At the rear the breakfast room opens to a T shaped walled garden measuring **18.15m (59'6") max at longest x 4.80m (15'9") max** at widest. There is a central paved seating area with flower borders and a pathway then leads to a side door into the garage and a gate to the rear service lane.

GARAGE

A single garage with garage door opening to the rear service lane.

