

## Contact us

Central Plymouth Office  
22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA

**(01752) 514500**

North Plymouth and  
Residential Lettings Office

56 Morshead Road  
Crownhill  
Plymouth  
PL6 5AQ

**(01752) 772846**

## Email Us

[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

## Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

26/K/25 5838



## 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.

PLYMOUTH  
**HOMES** ESTATE AGENTS



**LARGE END PLOT**  
**HOME OFFICE/WORKSPACE**  
**TWO BEDROOMS**  
**PRIVATE SOLAR PANELS**  
**EN-SUITE**  
**DOWNSTAIRS WC**  
**ALLOCATED PARKING**

**19 Bridge View, St Budeaux,  
Plymouth, PL5 1FG**

*We feel you may buy this property because...*

‘Of the lovely large plot, spacious accommodation and the versatile home office/workspace.’

**Offers In Excess Of  
£200,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

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		
(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  
Two Bedrooms

Property Construction  
Cavity Brick Walls

Heating System  
Gas Central Heating

Water Meter  
Yes

Parking  
Allocated Parking Space

Outside Space  
Enclosed Garden

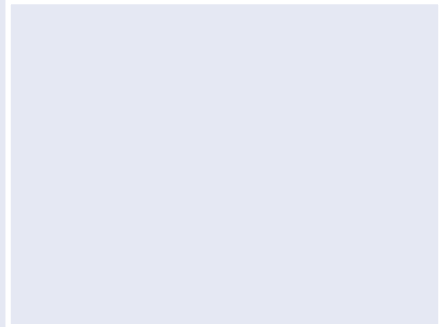
Council Tax Band  
B

Council Tax Cost 2025/2026  
Full Cost: £1,808.67  
Single Person: £1,356.50

Stamp Duty Liability  
First Time Buyer: Nil  
Main Residence: £1,500  
Home or Investment  
Property: £11,500

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 end terraced home sits on a larger than average end plot which boasts a large rear garden incorporating a versatile, detached home office/workspace for anyone working from home. Internally the main house comprises entrance hall, downstairs wc, kitchen, a spacious lounge/dining room, two double bedrooms, en-suite and bathroom. Further benefits include double glazing, central heating, privately owned solar panels that generate an income and externally there is an allocated parking space and two useful timber sheds, one of which is used as a home workshop. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to fully appreciate the position and potential on offer within this spacious modern home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A part glazed entrance door opens into the entrance hall.

ENTRANCE HALL

With radiator, built in storage cupboard, open plan into the kitchen, doors into the lounge/dining room and WC.

KITCHEN

3.08m (10'1") x 1.90m (6'3")

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, wall mounted concealed boiler serving the heating system and domestic hot water, spaces for fridge/freezer and washing machine, fitted electric oven and four ring gas hob with cooker hood above, double glazed window to the front.

DOWNSTAIRS WC

With obscure double-glazed window to the front and fitted with a two-piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, radiator.

LOUNGE/DINING ROOM

5.33m (17'6") x 3.90m (12'10")

A good-sized reception space with double glazed windows to the side and rear, two radiators, decorative panelled walls, stairs rising to the first-floor landing with an under-stairs recess, uPVC glazed double doors opening onto the rear garden.

FIRST FLOOR

LANDING

With decorative panelled walls and access to the part boarded loft space with retracting loft ladder.



BEDROOM 1

3.90m (12'10") x 2.88m (9'5")

A double bedroom with double glazed window to the rear enjoying the open aspect, built in storage cupboard, radiator, door into the en-suite.

EN-SUITE

Fitted with a three-piece suite comprising pedestal wash hand basin, recessed shower cubicle with fitted electric shower above, low-level WC, tiled splashbacks, extractor fan, wall mounted mirrored cabinet, radiator.

BEDROOM 2

3.90m (12'10") x 2.57m (8'5")

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

BATHROOM

Fitted with a three-piece suite comprising panelled bath with shower above, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, extractor fan, shaver point, obscure double-glazed window to the side, radiator.

OUTSIDE:

FRONT

The front of the property is approached via a shared walkway leading to the main entrance.

SIDE/REAR

A particular feature of the property is the large end plot which gives the house a larger than average garden across the rear and side of the house. The main garden area measures **10.81m (35'5") in length x 8.35m (27'4") in width**. Adjoining the property is a paved pathway with steps descending to a lower level with lawn and decked seating areas, raised flower borders, a gate giving rear access and a useful timber garden shed measuring **1.75m (5'8") x 2.34m**



**(7'8")** which is included in the sale. From the paved pathway access is also given to the side of the property where the home office/workspace is located. Behind this is a further area of garden which then accesses a second timber shed, currently used as a workshop, measuring **2.21m (7'3") x 2.13m (7')** with power, lighting and included within the sale.

HOME OFFICE/WORKSPACE

3.79m (12'5") x 2.22m (7'3")

A versatile space, ideal as a home office/workspace, with double glazed windows to the front and rear, electric heater, power supply and lighting.

The owners inform us this room was built within permitted development and therefore didn't require building regulation approval or planning permission.

PARKING

The property benefits from an allocated parking space located nearby.

SOLAR PANELS

The property also benefits from privately owned solar panels. These panels generate a yearly income, subject to suitable conditions, which helps to lower energy bills. The most recent amount generated was £200 for the year.

AGENT'S NOTE

The extra area of land, to the side and rear of the property, was purchased separately from the developers. Documentary proof is available to confirm this, although the extra land isn't currently indicated within the land registry title plan for the property.

We recommend that potential purchasers verify this information with their legal advisor, alongside the home office/workspace, prior to commencing a purchase.

