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

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

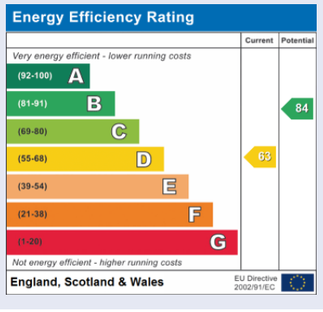
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 02/K/26 6096



Can We Help Further?

Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. Please contact us on (01752) 514500 to book your appointment.

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









SEMI-DETACHED

OPEN OUTLOOK

TWO BEDROOMS

LIVING ROOM

MODERN KITCHEN

MODERN SHOWER ROOM

CAR HARDSTANDING

5 Laira Park Road, Laira, Plymouth, PL4 7HP

We feel you may buy this property because…

'Of the secluded position and well-presented accommodation on offer.'

Offers In Excess Of

£200,000

www.plymouthhomes.co.uk

Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Car Hardstanding

Outside Space
Front and Rear Gardens

Council Tax Band
A

Council Tax Cost 2026/2027
Full Cost: £1, 627.90
Single Person: £1,220.93

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…

Situated within a secluded position, this well-presented semi-detached bungalow enjoys a front outlook across playing fields. Internally the accommodation offers hall, two bedrooms, a modern kitchen, living room and a modern shower room. Externally the property enjoys a good size, southerly facing front garden with inset car hardstanding. While to the rear of the bungalow is a walled courtyard garden area. Plymouth Homes advise an early viewing appreciate the position and presentation on offer.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE
Entry is via a uPVC half glazed door opening into the porch.

PORCH
3.59m (11'9") x 1.09m (3'7")
Of timber construction, with polycarbonate roof, water tap, open plan doorway to the rear garden, uPVC part glazed door opening into the hall.

HALL
With tiled flooring, recessed space for washing machine and tumble dryer, doors into the shower room and kitchen.

SHOWER ROOM
2.51m (8'3") x 2.02m (6'8")
Fitted with a three-piece suite comprising walk in shower enclosure with fitted shower above, vanity wash hand basin with cupboard storage below, low-level WC, extractor fan, tiled surround, obscure double-glazed window to the rear, radiator, tiled flooring.

KITCHEN
3.40m (11'2") x 2.43m (8')
Fitted with a matching range of modern base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, fitted eye level oven and microwave, four ring electric hob with stainless steel cooker hood above, tiled splashbacks, wood effect laminate flooring, doors to all remaining rooms.

LIVING ROOM
4.03m (13’3”) x 3.02m (9’11”)
Recessed fireplace with space for electric fire, coving to ceiling, uPVC glazed double doors opening to the front garden with double glazed side windows.







BEDROOM 1
3.31m (10’10”) x 2.81m (9’2”)
With double glazed window to the front, fitted bedroom suite comprising built-in wardrobes with overhead storage cupboard, radiator.

BEDROOM 2
3.11m (10’2”) x 2.22m (7’3”)
With obscure window to the rear, built in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water, radiator, access to the loft space with retracting wooden loft ladder and light.

OUTSIDE:

FRONT
From the front, the bungalow benefits from a private car hardstanding with a pathway and steps rising to the side entrance and a lawned and gravelled garden areas. Steps from the garden then rise to an enclosed decked seating area enjoying the south facing, open outlook.

REAR
At the rear is an enclosed, walled courtyard measuring **7.96m (23’2’’) at widest x 3.11m (10’2’’) at longest**, enclosed by wall and fencing.

