

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

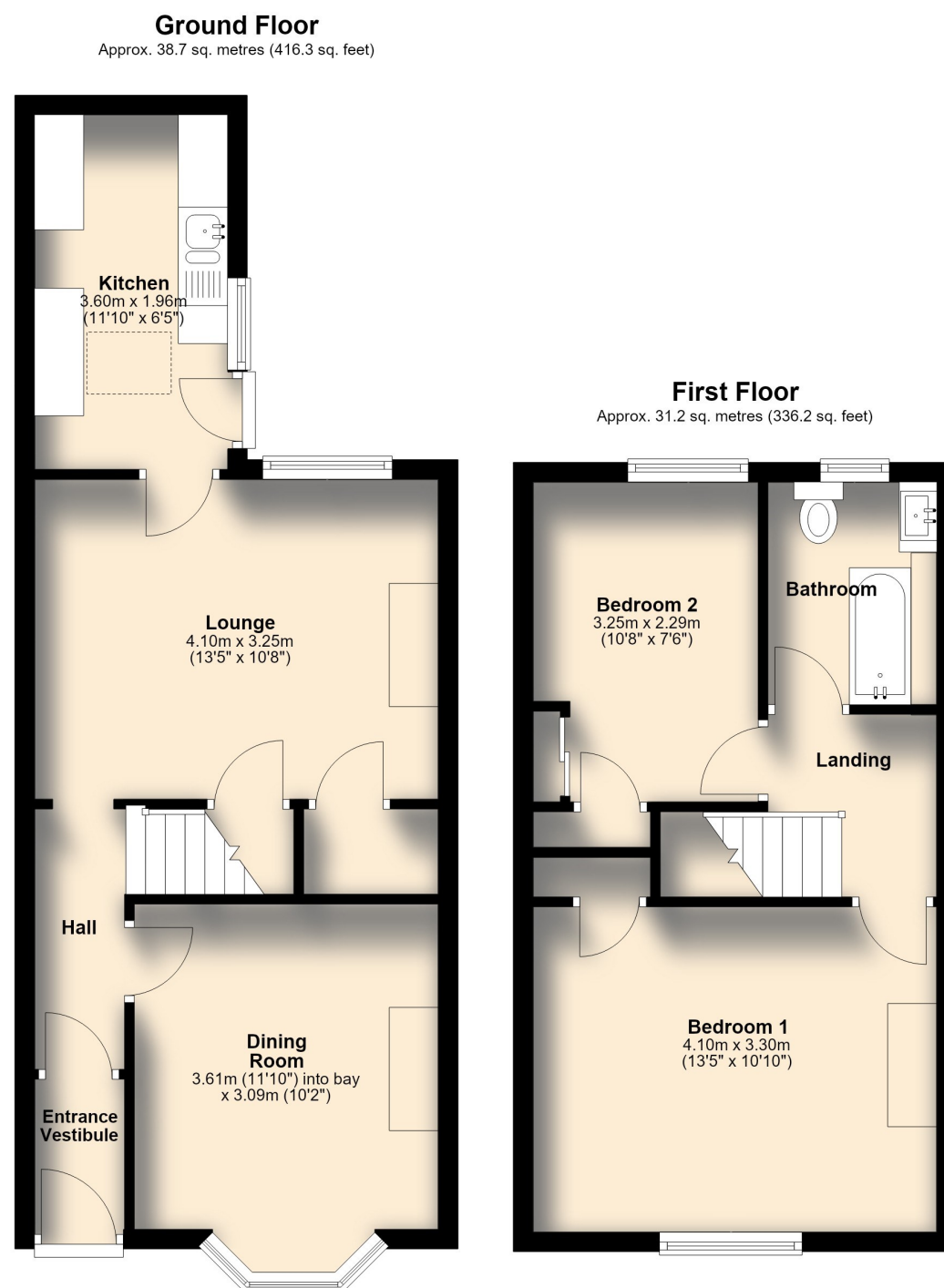
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

14/I/26 6060

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



TWO BEDROOMS
FIRST FLOOR BATHROOM
SOUGHT AFTER LOCATION
ENCLOSED COURTYARD
GARAGE
DESIRABLE HOME
VIEWING RECOMMENDED

**34 Craigmere Avenue, Stoke,
Plymouth, PL2 1HX**

We feel you may buy this property because...

'This two bedroom home, with a garage to the rear, would make an ideal first time or investment buy'

**Offers In Excess Of
£185,000**

www.plymouthhomes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales		
EU Directive 2002/91/EC		

Number of Bedrooms
Two Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage

Outside Space
Courtyard

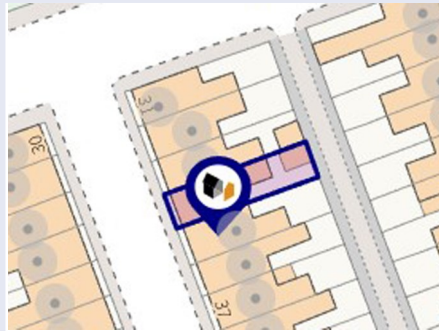
Council Tax Band
A

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

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,200
Home or Investment
Property: £10,450

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

Title Plan
Title Plan Guideline



Introducing...

This pleasant older style home is positioned in a sought after area and benefits from a modern kitchen. The accommodation comprises: entrance hall, lounge, dining room, kitchen, two bedrooms and a first floor bathroom. Externally, the property has an enclosed rear garden with a single garage. With double glazing and gas central heating, Plymouth Homes recommend this comfortable family home.

The Accommodation Comprises...

GROUND FLOOR

uPVC double glazed entrance door opening to:

ENTRANCE VESTIBULE
Tiled floor, dado rail, coved ceiling.

HALL
Radiator, coved ceiling, stairs to the first floor landing, part glazed door opening to:

LOUNGE
4.10m (13'5") x 3.25m (10'8")
Double glazed window to the rear, chimney recesses with cupboards and shelving, radiator, coved ceiling, two understairs storage cupboards.

DINING ROOM
3.61m (11'10") into bay x 3.09m (10'2")
Double glazed bay window to the front, chimney breast with a recess and slate hearth, radiator, coved ceiling.

KITCHEN
3.60m (11'10") x 1.96m (6'5")
Fitted with a matching range of base and eye level units with worktop space above, 1+1/2 bowl composite sink unit with a single drainer and mixer tap, integrated slimline dishwasher,



plumbing for washing machine, space for fridge/freezer, gas point for cooker, double glazed window and door to the side, skylight window, radiator, recessed spotlights, tiled splashbacks.

FIRST FLOOR

LANDING
Access to the loft.

BEDROOM 1
4.10m (13'5") x 3.30m (10'10")
Double glazed window to the front, radiator, coved ceiling, built in cupboard.

BEDROOM 2
3.25m (10'8") x 2.29m (7'6")
Double glazed window to the rear, built-in wardrobe, radiator, coved ceiling, boiler cupboard housing the wall mounted gas combination boiler.

BATHROOM
Suite comprising a panelled bath with an independent shower and screen above, vanity wash hand basin, low-level WC, heated towel rail, extractor fan, frosted double glazed window to the rear, recessed spotlights.



OUTSIDE

REAR
9.14m (30') x 1.70m (5'7")
Enclosed courtyard with a rear access gate, door to the rear of the garage, outside water tap.

GARAGE
4.34m (14'3") x 2.56m (8'5")
Twin opening vehicular doors, power and light connected, window to the side, door to courtyard.