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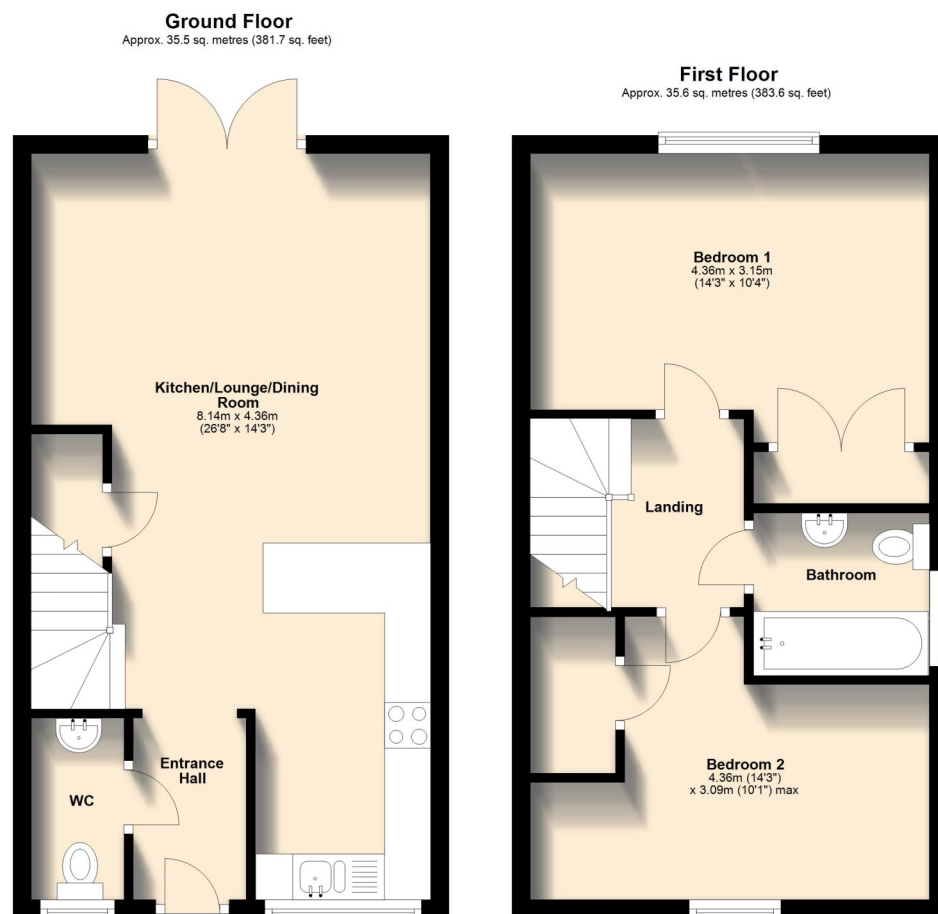
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Opening Hours
Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
06/E/26 5949

Floor Plans...



PLYMOUTH HOMES ESTATE AGENTS



**30 Wordsworth Road, North Prospect,
Plymouth, PL2 2JE**

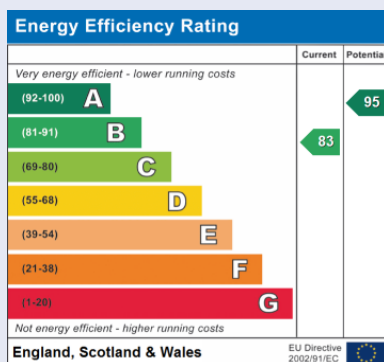
**SEMI DETACHED HOUSE
BEAUTIFULLY PRESENTED
OPEN PLAN LIVING
TWO BEDROOMS
ENCLOSED GARDEN
ALLOCATED PARKING
SPACE**

*We feel you may buy this property because...
'Of the beautiful accommodation on offer.'*

**Offers In Excess Of
£210,000**

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.



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Number of Bedrooms

Two Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

One Parking Space

Outside Space

Enclosed Rear 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: £1,700

Home or Investment

Property: £12,200

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...**

Plymouth Homes are delighted to present to the market this beautifully presented semi detached house situated within the popular PL2 regeneration area. The accommodation comprises entrance hall, downstairs WC, open plan lounge/dining room/kitchen, two bedrooms and family bathroom. Externally the property has an enclosed rear garden and the benefit of 1 allocated parking space. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended at the earliest opportunity.

The Accommodation Comprises...**GROUND FLOOR**

Entrance door opening to:

ENTRANCE HALL

With radiator, opening to open plan living area.

DOWNSTAIRS WC

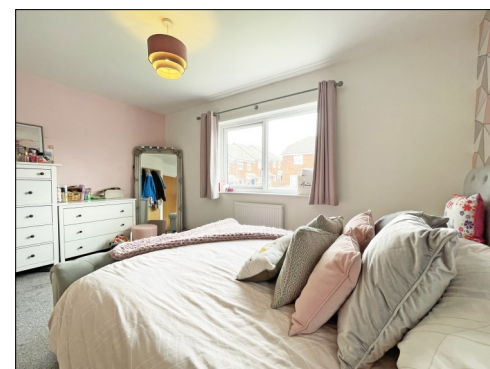
Frosted double glazed window to the front, pedestal wash hand basin, low-level WC, tiled splashback, radiator.

KITCHEN/LOUNGE/DINING ROOM**8.14m (26'8") max x 4.36m (14'3") max**

A lovely open plan living area with kitchen area fitted with a matching range of base and eye level units with worktop space over, double glazed window to the front, cupboard housing wall mounted boiler serving the heating system and domestic hot water, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, space for fridge and freezer, eye level oven with a built-in four ring gas hob with a cooker hood above, recessed ceiling spotlights, storage cupboard, patio doors proving access to rear garden.

FIRST FLOOR**LANDING**

With access to the loft space.

**BEDROOM 1****4.36m (14'3") x 3.15m (10'4")**

A good-sized double bedroom with double glazed window to the rear, fitted wardrobe.

BEDROOM 2**4.36m (14'3") x 3.09m (10'1") max**

A further double sized bedroom with double glazed window to the front, built in storage cupboard.

BATHROOM

Fitted with a three piece suite with panelled bath and shower above, pedestal wash hand basin, low-level WC, tiled splashbacks, frosted double glazed window to the side, radiator, recessed ceiling spotlights.

OUTSIDE**FRONT**

The property is approached by steps which leads and provides access to number 30 and the neighbouring property.

REARTo the rear is an enclosed rear garden measuring approximately **9.14m (30'09")** in length by **4.26m (14'11")** in width. The garden is enclosed by fencing with a side access gate, paved patio adjoining the rear of the property and artificial lawn.**PARKING**

This property benefits from 1 allocated parking space immediately to the front of the property.

AGENTS NOTE

We have been informed by the sellers that the property is subject to an annual estate charge, that is currently £147.58 per annum.

