

## Contact us

### Floor Plans...

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### Opening Hours

**Monday - Friday**

**9.15am—5.30pm**

**Saturday**

**9.00am—4.00pm**

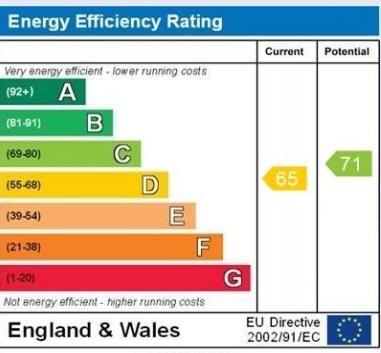
(Central Plymouth Office Only)

### Our Property Reference:

**16/A/26 5856**

### 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.



## 16 Farm Lane, Honicknowle, Plymouth, PL5 3PQ

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

'Of the secluded position, the spacious accommodation and the lovely sized garden.'

**SEMI-DETACHED  
SECLUDED POSITION  
TWO RECEPTIONS  
TWO DOUBLE BEDROOMS  
LARGE REAR GARDEN  
DOUBLE GLAZING  
CENTRAL HEATING**

**Offers In Excess Of  
£180,000**

**Number of Bedrooms**  
Two Bedrooms

**Property Construction**  
Lang Easiform Construction

**Heating System**  
Gas Central Heating

**Water Meter**  
No

**Parking**  
On Street Parking

**Outside Space**  
Enclosed Garden

**Council Tax Band**  
A

**Council Tax Cost 2025/2026**  
Full Cost: £1,550.28  
Single Person: £1,662.71

**Stamp Duty Liability**  
First Time Buyer: Nil  
Main Residence: £1,100  
Home or Investment  
Property: £10,100

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 spacious and extended semi-detached home is set within a secluded position and boasts a lovely large rear garden. Internally the accommodation offers entrance porch and hall, spacious lounge, kitchen, dining area with vaulted ceiling, two large double bedrooms and a bathroom. Further benefits include double glazing and gas central heating. Plymouth Homes advise an early viewing to appreciate the position and size on offer.

#### The Accommodation Comprises...

##### GROUND FLOOR

###### ENTRANCE

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

###### PORCH

With double glazed windows to the front and side, door opening into the hall.

###### HALL

With radiator, coving to ceiling, stairs raising to the first-floor landing with an under-stairs storage recess, open plan to the kitchen, door into the lounge.

###### LOUNGE

###### 5.59m (18'4") x 3.41m (11'2")

A lovely sized reception space with double glazed windows to the front and rear, radiator, coving to ceiling.

###### KITCHEN

###### 3.33m (10'11") x 2.29m (7'6")

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, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge/freezer and washing machine, fitted electric oven and four ring gas hob cooker hood, built in storage cupboard, double glazed window to the rear, coving to ceiling, open plan into the dining room.



##### DINING ROOM

###### 3.21m (10'6") x 2.54m (8'4")

A good-sized reception space with vaulted ceiling, double glazed window to the rear, skylight windows, radiator, wall lights, uPVC half glazed door opening to the rear garden.



##### OUTSIDE:



##### FIRST FLOOR

###### LANDING

With double glazed window to the side, coving to ceiling, access to the loft space, built in storage cupboard.

###### BEDROOM 1

###### 4.90m (16'1") x 2.78m (9'1")

A lovely double bedroom with double glazed window to the front, built in storage cupboard, radiator, coving to ceiling.

###### BEDROOM 2

###### 3.70m (12'2") x 2.71m (8'11")

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

###### BATHROOM

Fitted with a three-piece white suite comprising panelled bath with separate shower above, pedestal wash hand basin, low-level WC, tiled surround, wall mounted radiator/towel rail, extractor fan, obscure double-glazed window to the rear, coving to ceiling.



##### FRONT

The front of the property is approached from the roadside via a public walkway and an open area of grassland leading to the property. A gate then opens to a private lawned and paved garden area, enclosed by hedge, with pathway leading to the porch.

##### REAR

The rear opens to a lovely sized garden measuring **8.18m (26'10") in length x 15.42m (50'7") max in width**. The garden offers a decked seating area with built in seating, lawned and stone chipped areas, a children's play area laid with rubber chippings and all enclosed by wall and wooden fencing.