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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

15/E/26 5964



Floor Plans...



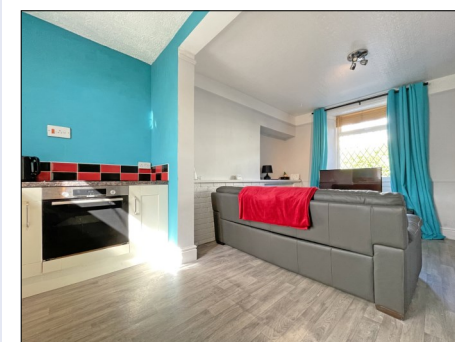
Further Information...

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



Draft Details – Not Approved & Subject To Change



**98 Alexandra Road, Ford,
Plymouth, PL2 3BU**

**CHARACTER COTTAGE
ONE BEDROOM
OPEN PLAN LIVING AREA
DRESSING ROOM/STUDY
100 FT SOUTH FACING
REAR GARDEN
IDEAL FIRST TIME HOME**

*We feel you may buy this property because
'Of the charming accommodation on offer and the large,
south facing garden.'*

£145,000

www.plymouthhomes.co.uk

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
EU Directive 2002/91/EC	
England, Scotland & Wales	

Number of Bedrooms

One Bedroom

Property Construction

Solid Stone Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

Large Rear Garden

Council Tax Band

A

Council Tax Cost 2026/2027

Full Cost: £1,627.90

Single Person: £1,220.93

Stamp Duty Liability

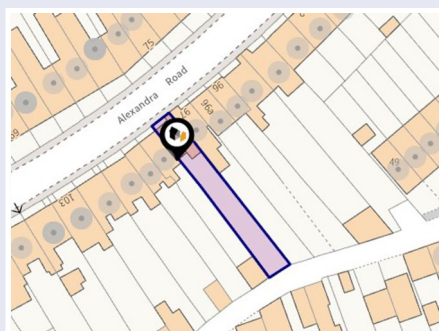
First Time Buyer: Nil

Main Residence: £400

Home or Investment

Property: £7,650

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 charming and quaint cottage which boasts a 100 ft garden to the rear. Internally the accommodation offers a porch, an open plan living room with kitchen area, utility area, downstairs shower room, lean-to, first floor dressing/study area and a good-sized double bedroom. Further benefits include double glazing, central heating and large south facing rear garden which could offer potential for off road parking subject to obtaining the relevant permissions. Plymouth Homes advise an early viewing to appreciate this unique period home.

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

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

PORCH

With door into the living room.

OPEN PLAN LIVING ROOM

5.20m (17'1") x 4.26m (14')

A lovely open plan reception room incorporating the lounge, dining and kitchen areas. The kitchen area is fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl sink unit with single drainer and mixer tap, tiled splashbacks, fitted electric oven and four ring electric hob, double glazed windows to the front and rear, radiator, storage cupboard into alcove, stairs rising to the first floor landing with an under-stairs storage recess, open plan doorway into the utility.

UTILITY

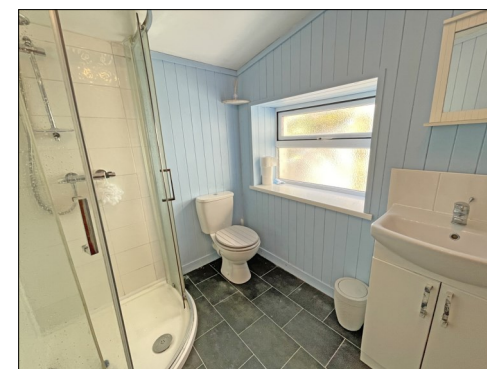
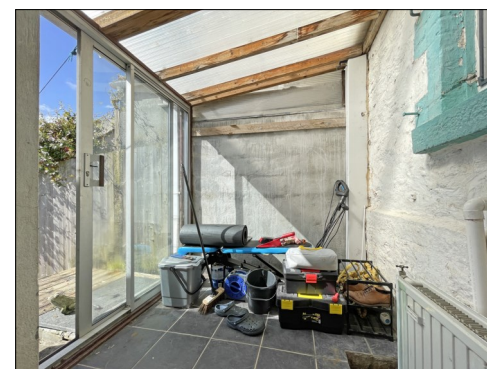
1.58m (5'2") x 1.01m (3'4")

With fitted worktop with space for washing machine below and doors into the shower room and lean-to.

SHOWER ROOM

2.18m (7'2") x 1.70m (5'7")

Fitted with three piece suite comprising shower cubicle with fitted



shower, vanity wash hand basin with cupboard and storage, low-level WC and towel rail tiled splashback, obscure double glazed window to side.

LEAN-TO

2.29m (7'6") max x 1.96m (6'5")

With tiled flooring and double-glazed patio door to the garden.

FIRST FLOOR

Stairs rise from the ground floor into the dressing/study area.

STUDY

4.26m (14') x 1.84m (6')

With double glazed window to the rear enjoying the open outlook, radiator, access to the boarded loft space with retracting ladder, wall mounted boiler serving heating system and domestic hot water, opening into the bedroom.

BEDROOM

4.26m (14') x 3.16m (10'4")

A good-sized double bedroom with double glazed window to the front, built in wardrobes, coving to ceiling.

OUTSIDE:**FRONT**

To the front there is a small courtyard area suitable for bin storage and enclosed by railings.

**REAR**

The rear garden is a particular feature of this property and measures **30.48m (100') max in length x 4.24m (13'11") max in width**. The garden is tiered and mainly laid to lawn with a decked seating area, adjoining the rear of the property and enjoying the open outlook. The garden backs onto a rear service lane which could offer potential for off road parking subject to obtaining the relevant permissions.