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Opening Hours

Monday - Friday
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

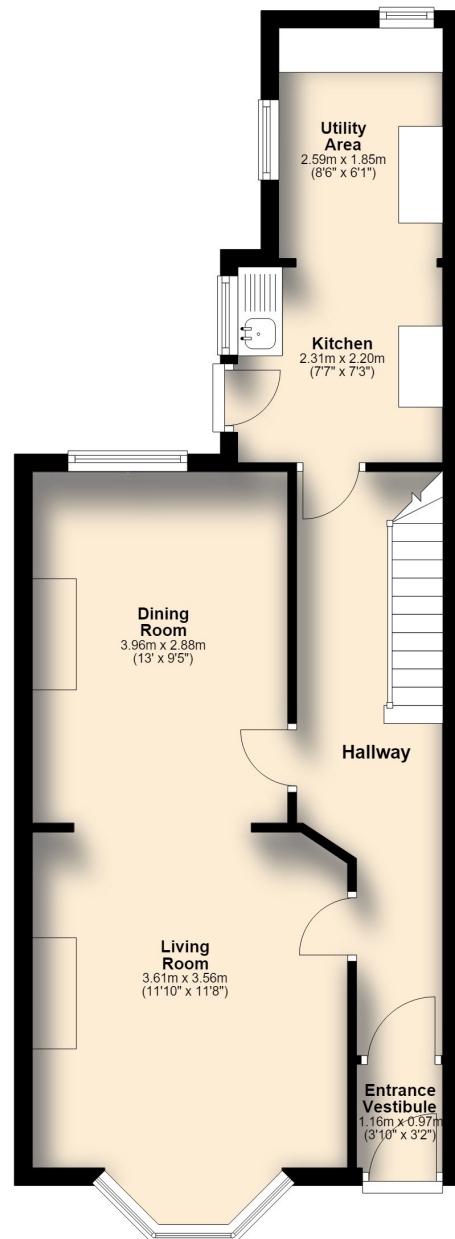
Our Property Reference:

03/G/26 6010

Floor Plans...

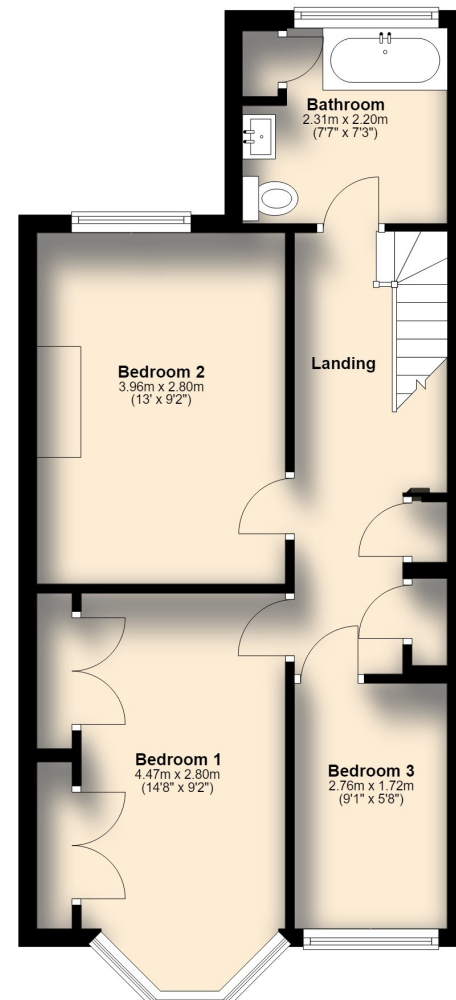
Ground Floor

Approx. 46.8 sq. metres (503.6 sq. feet)



First Floor

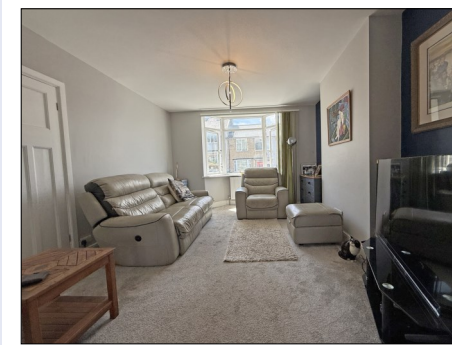
Approx. 41.8 sq. metres (450.0 sq. feet)



PLYMOUTH
HOMES ESTATE AGENTS



Draft Details – Not Approved & Subject To Change



THREE BEDROOMS
LIVING ROOM
DINING ROOM
MODERN FITTED KITCHEN
BATHROOM
GAS CENTRAL HEATING
CENTRAL LOCATION

**38 Ganges Road, Stoke,
Plymouth, PL2 3AZ**

We feel you may buy this property because...

'Of the location on offer and close proximity to Plymouth Life Centre and Dockyard.'

£225,000

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.

| 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

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Solid Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

Walled Courtyard

Council Tax Band

B

Council Tax Cost 2026/2027

Full Cost: £1,899.22

Single Person: £1,424.42

Stamp Duty Liability

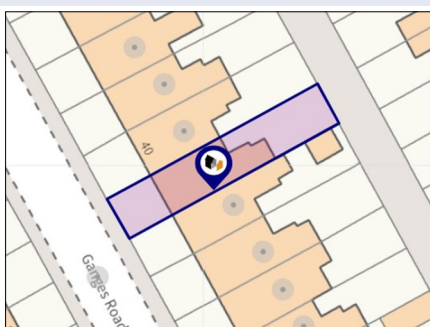
First Time Buyer: Nil

Main Residence: £2,000

Home or Investment

Property: £13,250

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 this well presented mid terraced house located Stoke. In brief, the accommodation comprises entrance vestibule, hallway, living room, dining room, kitchen, utility area, three bedrooms and bathroom. Externally there is an enclosed courtyard. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended.

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

Entry is via a part glazed entrance door opening into the entrance vestibule.

ENTRANCE VESTIBULE

With dado rail, door to entrance hall.

HALLWAY

With two radiators, stairs to the first floor landing with under stairs storage cupboards.

LIVING ROOM

3.61m (11'10") x 3.56m (11'8")

A good sized reception room with double glazed bay window to the front, radiator, opening to:

DINING ROOM

3.96m (13') x 2.88m (9'5")

With double glazed window to the rear, radiator, door to the entrance hallway.

KITCHEN

2.31m (7'7") x 2.20m (7'3")

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, spaces for fridge/freezer and range cooker, double glazed window to the side, recessed ceiling spotlights, open to:

UTILITY AREA

2.59m (8'6") x 1.85m (6'1")

Fitted with a range of modern base and eye level units with worktop space above, plumbing for washing machine and dishwasher, double glazed window to the rear, recessed ceiling spotlights.

FIRST FLOOR**LANDING**

With two storage cupboards, radiator, access to the loft space.

BEDROOM 1

4.47m (14'8") x 2.80m (9'2")

A double bedroom with double glazed bay window to the front, radiator, built in cupboards.

BEDROOM 2

3.96m (13') x 2.80m (9'2")

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

BEDROOM 3

2.76m (9'1") x 1.72m (5'8")

A single bedroom with double glazed window to the front, radiator.

BATHROOM

2.31m (7'7") x 2.20m (7'3")

Fitted with a three piece suite comprising panelled bath with shower above, shower screen, low-level WC, vanity wash hand basin with cupboard storage below, tiled surround, frosted double glazed window to the rear, storage cupboard housing the wall mounted gas combination boiler serving the heating system and domestic hot water.

OUTSIDE**REAR**

An enclosed courtyard garden measuring **approximately 4.57m (15'07) in width x 11.88m (39') in length** with gate opening to rear service lane.

