

Contact us

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**North Plymouth and
Residential Lettings Office**

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Email Us

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Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

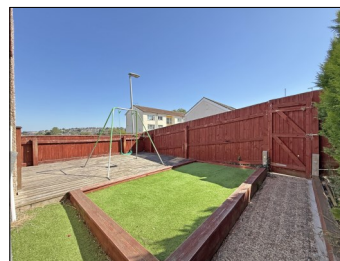
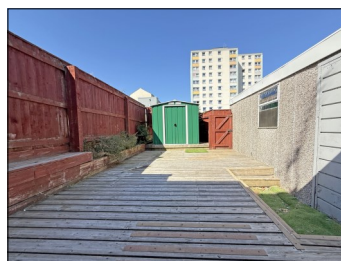
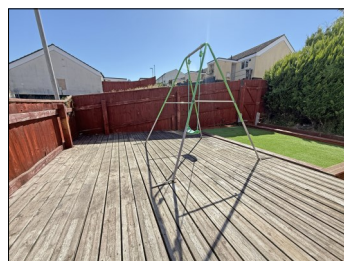
Saturday

9.00am—4.00pm

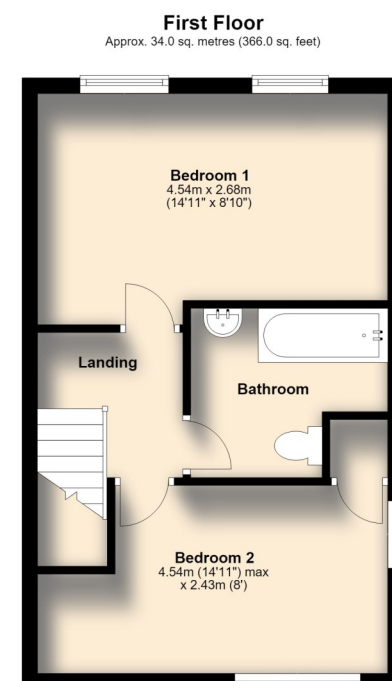
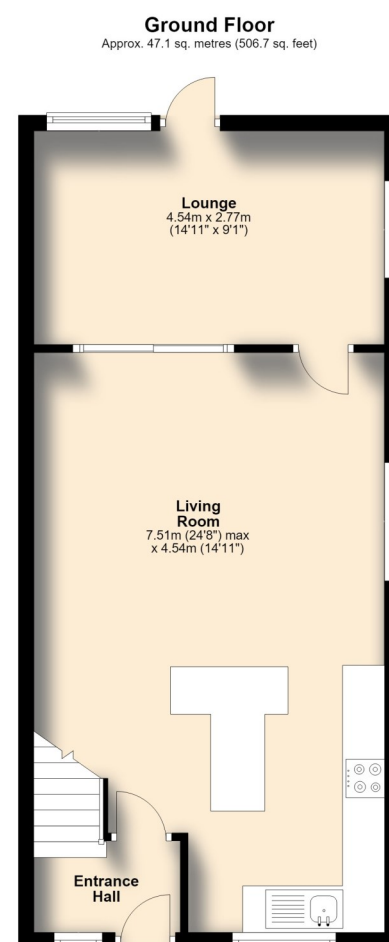
(Central Plymouth Office Only)

Our Property Reference:

14/H/26 6043



Floor Plans...

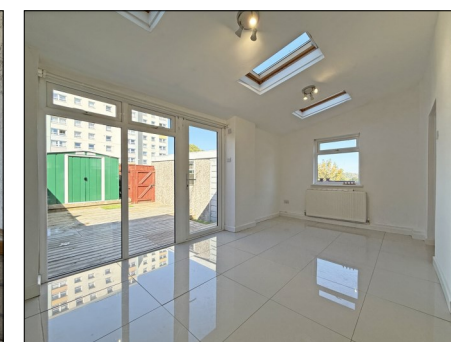


Further Information...

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



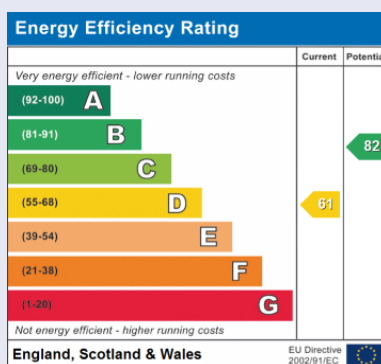
**19 Woodbury Gardens, West Park,
Plymouth, PL5 3QX**

**WELL PRESENTED
EXTENDED HOME
2 DOUBLE BEDROOMS
OPEN PLAN LIVING RM
SEPARATE LOUNGE
SINGLE GARAGE
NO ONWARD CHAIN**

We feel you may buy this property because...
'Of the spacious, well-presented accommodation on offer and
the lovely side outlook.'

£175,000

www.plymouthhomes.co.uk



Number of Bedrooms
Two Double Bedrooms

Property Construction
Wimpey No-Fines
Construction

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Single Garage

Outside Space
Front, Side and Rear Gardens

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: £1,000
Home or Investment
Property: £9,750

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

Introducing...

Offered for sale with no onward chain, this extended and well-presented home sits on an end plot with gardens to the front, side and rear and enjoying views across adjoining playing fields. Internally the accommodation offers: entrance hall, open plan living area incorporating a modern kitchen, a separate extended lounge, two double bedrooms and a modern bathroom. Further benefits include double glazing, central heating and a single garage located to the rear. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With obscure double-glazed window to the front, radiator, stairs rising to the first floor landing with inset LED light, door opening into the living room.

LIVING ROOM

7.51m (24'8") max x 4.54m (14'11")

A lovely spacious, open plan living space with double glazed windows to the front and side, the side enjoying the open views across playing fields, the kitchen area is fitted with a matching range of base and eye level units with worktop space above, island unit, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, wall mounted boiler serving heating system and domestic hot water, spaces for fridge/freezer and washing machine, fitted electric oven and four ring gas hob with stainless steel cooker hood above, inset LED lighting, decorative stone built fire surround, two radiators, partially tiled and carpeted floors, coving to ceiling, double glazed patio door and separate part glazed door, both opening into the lounge.

LOUNGE

4.54m (14'11") x 2.77m (9'1")

With double glazed window to the side enjoying the view, double glazed window to the rear, radiator, tiled flooring, three Velux skylight windows, uPVC glazed door opening to the rear garden.



FIRST FLOOR

LANDING

BEDROOM 1

4.54m (14'11") x 2.68m (8'10")

A lovely sized double bedroom with two double glazed windows to the rear, radiator.

BEDROOM 2

4.54m (14'11") max x 2.43m (8')

A second double bedroom with double glazed windows to the front and side, the side enjoying the views, built in storage cupboard, radiator.

BATHROOM

2.56m (8'5") max x 2.19m (7'2")

Fitted with a three-piece suite comprising panelled bath with fitted shower above and shower screen, low level wc, pedestal wash hand basin, two chrome radiator/towel rails, two skylight windows, extractor fan, tiled flooring.

OUTSIDE:

FRONT

The property occupies an end plot, boasting gardens to the front side and rear. The front is approached via a shared walkway from the roadside leading to a gate and pathway opening to a garden area with artificial lawn and decked areas, enclosed by fencing and accessing the main entrance and the side garden. The side garden is gravelled and leads onto the rear of the property.



REAR

The rear opens to a decked seating area, accessing a garden shed, all enclosed by fencing, with a gate giving rear access and a pedestrian side door to the garage.

GARAGE

A single garage with up and over door and a small hardstanding area in front.

