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Opening Hours

Monday - Friday
 9.15am—5.30pm

Saturday

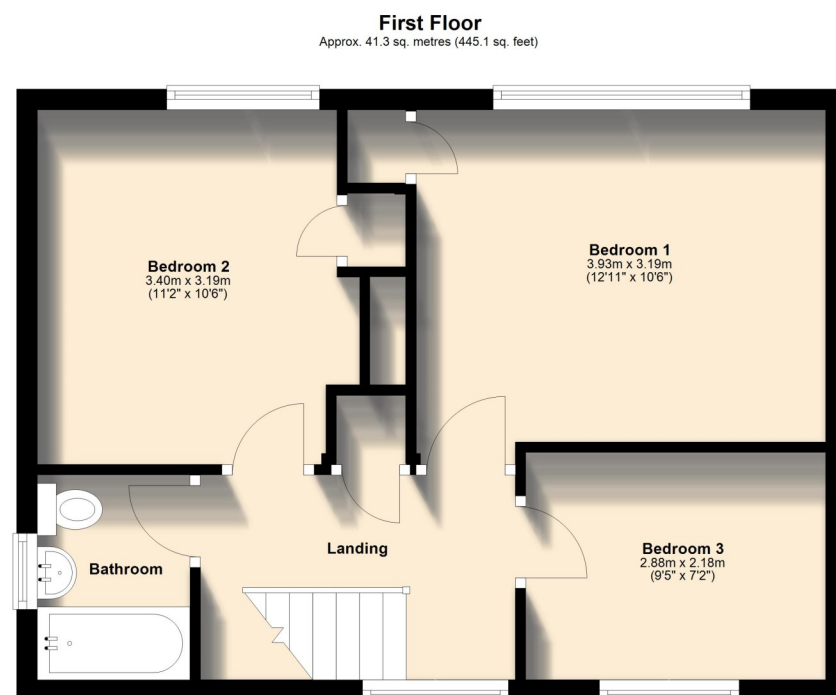
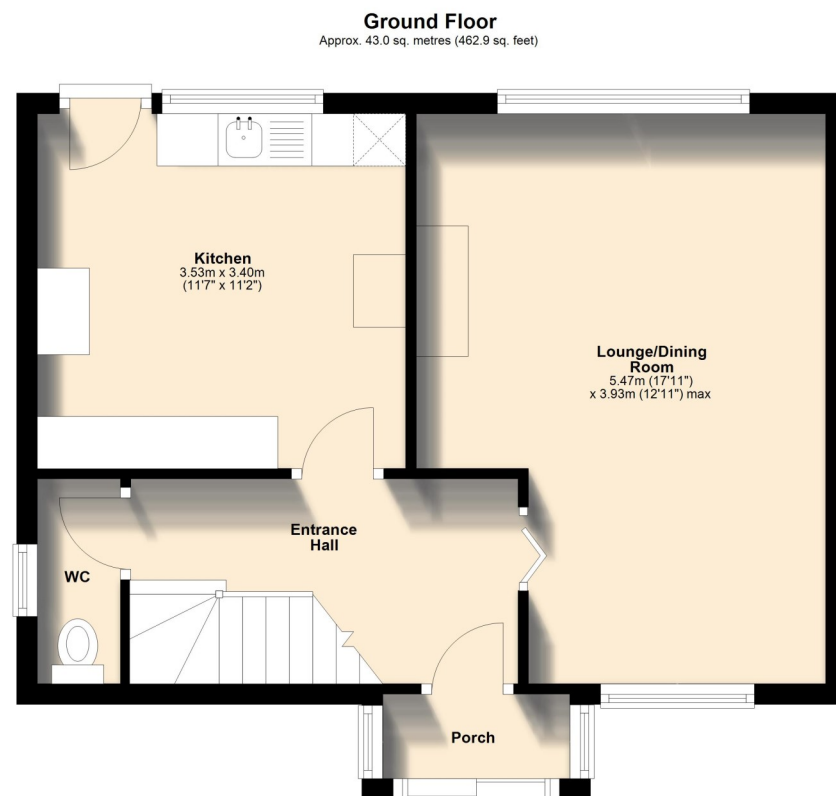
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

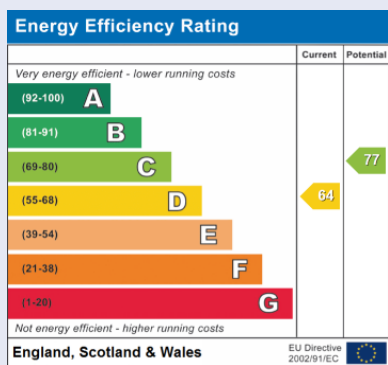
05/F/26 5979

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



28 Shakespeare Road, Honicknowle, Plymouth, PL5 3JS

- THREE BEDROOMS**
- SEMI DETACHED**
- SOUTH FACING GARDEN**
- GAS CENTRAL HEATING**
- DOUBLE GLAZING**
- VIEWING RECOMMENDED**

We feel you may buy this property because...
 'This semi detached family home benefits from a south facing rear garden in addition to gas central heating and double glazing.'

£200,000

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

South Facing Garden

Council Tax Band

B

Council Tax Cost 2026/2027

Full Cost: £1,899.22

Single Person: £1,424.42

Stamp Duty Liability

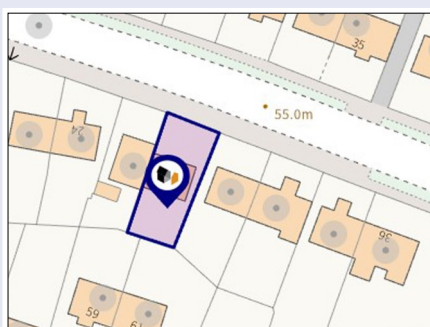
First Time Buyer: Nil

Main Residence: £1,500

Home or Investment

Property: £11,500

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 semi detached home benefits from a south facing back garden. The accommodation comprises: entrance hall, lounge/dining room, kitchen, three bedrooms and a bathroom. Externally the property has gardens to the front and rear. Offered for sale with double glazing and central heating, Plymouth Homes recommend this comfortable family home.

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

Sliding entrance door opening to:

ENTRANCE PORCH

Windows to both sides, quarry tiled floor, double glazed entrance door to:

ENTRANCE HALL

Radiator, stairs to the first floor landing with an under-stairs storage alcove.

LOUNGE/DINING ROOM**5.47m (17'11") x 3.93m (12'11") max**

Double glazed windows to the front and rear, radiator, wooden laminate floor, coved ceiling.

KITCHEN**3.53m (11'7") x 3.40m (11'2")**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, gas point for cooker, double glazed window to the rear, radiator, ceramic tiled floor, coved ceiling, part glazed door to the garden.

DOWNSTAIRS WC

Frosted double glazed window to the side, low level wc.

**FIRST FLOOR****LANDING**

Double glazed window to the front, access to the loft, linen cupboard.

BEDROOM 1**3.93m (12'11") x 3.19m (10'6")**

Double glazed window to the rear, radiator, storage cupboard.

BEDROOM 2**3.40m (11'2") x 3.19m (10'6")**

Double glazed window to the rear, radiator, storage cupboard.

BEDROOM 3**2.88m (9'5") x 2.18m (7'2")**

Double glazed window to the front, radiator.

BATHROOM

Suite comprising a panelled bath with a hand shower attachment and an independent electric shower above, pedestal wash hand basin, low-level WC, tiled walls, heated towel rail, frosted double glazed window to the side.

OUTSIDE**FRONT**

The front garden has artificial lawn and steps leading to the entrance porch.

**REAR****8.53m (28') x 8.23m (27')**

Tiered south facing rear garden, mainly laid to lawn with display borders, garden shed, path and gate to the front, outside water tap.

SHED/WORKSHOP**2.72m (8'11") x 2.33m (7'7")**

Power connected, door and window.