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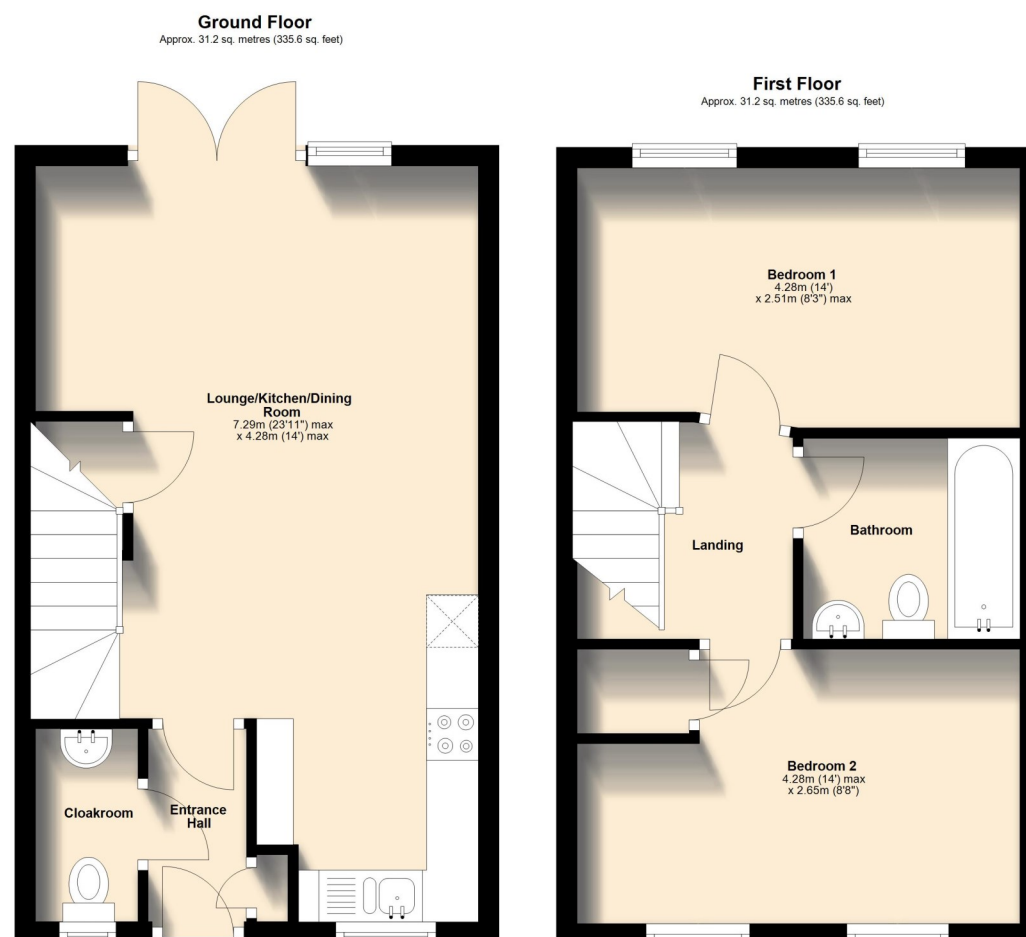
Email Us
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Opening Hours
Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
30/I/25 5797

Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**25 Centenary Road, Devonport,
Plymouth, PL1 4SP**

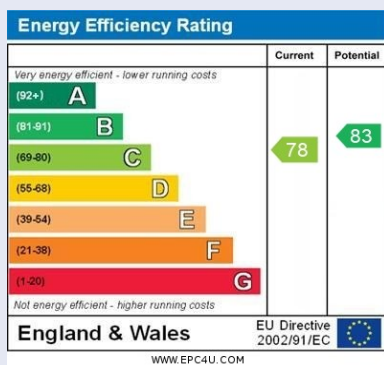
**TWO DOUBLE BEDROOMS
ALLOCATED PARKING
LEVEL REAR GARDEN
GAS CENTRAL HEATING
DOUBLE GLAZING
NO ONWARD CHAIN
VIEWING RECOMMENDED**

We feel you may buy this property because...
'This desirable modern home has two double bedrooms and an enclosed level rear garden and allocated parking'

£200,000

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.



www.plymouthhomes.co.uk

Number of Bedrooms
Two Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Allocated Parking Space

Outside Space
Enclosed Rear Garden

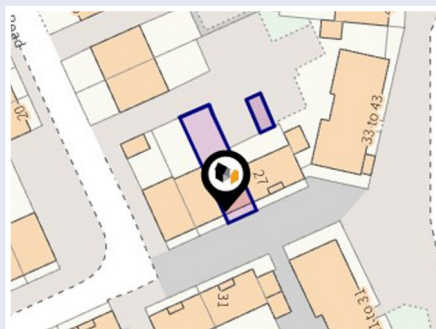
Council Tax Band
B

Council Tax Cost 2025/2026
Full Cost: £1,808.67
Single Person: £1,356.50

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 well presented modern home is positioned on a walkway position and is offered for sale with no onward chain. The accommodation comprises: entrance hallway, downstairs cloakroom, open plan kitchen/dining room/lounge, two double bedrooms and a modern bathroom. Externally, the property has an attractive enclosed rear garden and an allocated parking space. Offered for sale with gas central heating and double glazing, Plymouth Homes highly recommend this desirable home.

The Accommodation Comprises...

GROUND FLOOR

Part glazed entrance door opening to:

ENTRANCE HALL

Radiator, matwell, storage cupboard.

CLOAKROOM

Double glazed window to the front, pedestal wash hand basin, low-level WC, tiled splashback, radiator.

LOUNGE/KITCHEN/DINING ROOM

7.29m (23'11") max x 4.28m (14') max

LOUNGE/DINING AREA

Double glazed double doors and a window opening to the rear garden, stairs to the first floor landing with an understairs storage cupboard, radiator.

KITCHEN AREA

Fitted with a matching range of base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, electric oven with a four ring gas hob and cooker hood



above, double glazed window to front, wooden laminate floor, concealed gas combination boiler serving heating system and domestic hot water.

FIRST FLOOR

LANDING

Radiator, access to the loft.

BEDROOM 1

4.28m (14') x 2.51m (8'3") max

Two double glazed windows to the rear, radiator.

BEDROOM 2

4.28m (14') max x 2.65m (8'8")

Two double glazed windows to the front, radiator, storage cupboard.

BATHROOM

Modern suite comprising a panelled bath with an independent thermostatic shower and screen above, pedestal wash hand basin, low-level WC, part tiled walls, extractor fan, shaver point, radiator.

OUTSIDE

REAR

7.82m (25'8") x 7.47m (14'8")

Level rear garden, gravelled for ease of maintenance and enclosed by fencing with a rear access gate, red acer tree, patio area, outside water tap.

PARKING

This property benefits from an allocated parking space, located in a parking area accessed from the rear garden.

ESTATE CHARGE

We have been advised by the current owner that the property is subject to an annual estate charge of £250 - £300 per annum.

