

## Contact us

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## Email Us

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## Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Opening Hours

Monday - Friday

9.15am—5.30pm

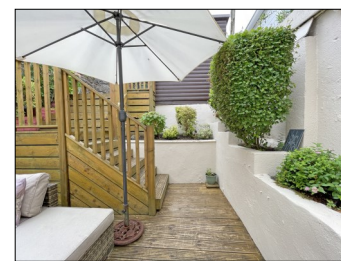
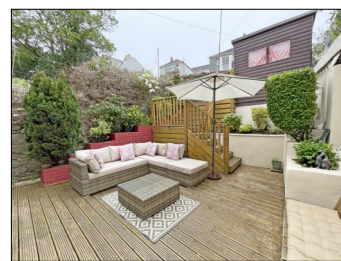
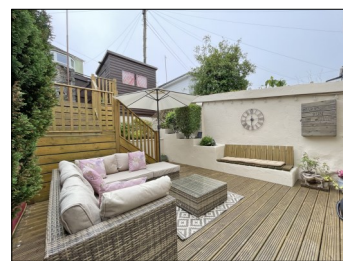
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

17/F/26 5994



## 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



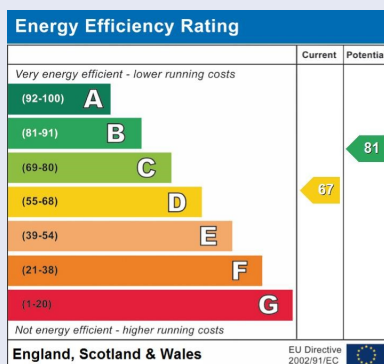
THREE BEDROOMS  
WELL PRESENTED  
THROUGHOUT  
SEPARATE DINING ROOM  
FITTED KITCHEN  
LARGE BATHROOM  
ENCLOSED GARDEN  
LOFT CONVERSION

25 Mutley Road, Mannamead,  
Plymouth, PL3 4SB

We feel you may buy this property because...  
'Of the spacious accommodation on offer  
and its close proximity to Mutley and Thorn Parks'.

Offers in Excess of  
**£325,000**

[www.plymouthhomes.co.uk](http://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**

Enclosed Garden

**Council Tax Band**

C

**Council Tax Cost 2026/2027**

Full Cost: £2,170.53

Single Person: £1,627.90

**Stamp Duty Liability**

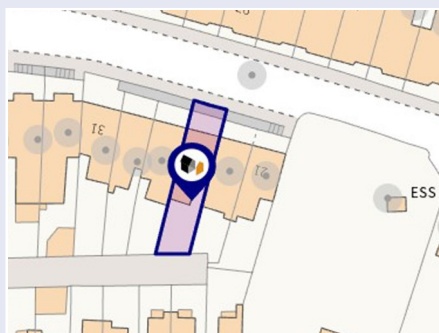
First Time Buyer: £1,250

Main Residence: £6,250

Home or Investment

Property: £22,500

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...**

Plymouth Homes are delighted to present to the market this well presented period property which is located with very close proximity to Mutley and Thorn Parks, in addition to a host of other amenities including Hyde Park shops and Hyde Park Infant and Junior Schools. In brief, the accommodation includes an entrance vestibule, hallway, bay fronted living room, dining room, kitchen, three bedrooms, family bathroom and separate WC. Externally there is an enclosed rear garden with decked seating areas and a rear gate providing access to the rear service lane. An internal inspection is highly recommended.

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

An entrance door opens into the entrance vestibule.

**ENTRANCE VESTIBULE**

With partially panelled walls, decorative coving to ceiling.

**ENTRANCE HALL**

With partially panelled walls, radiator, stairs rising to first floor landing, under stairs storage cupboard.

**LIVING ROOM****4.43m (14'6") x 3.96m (13')**

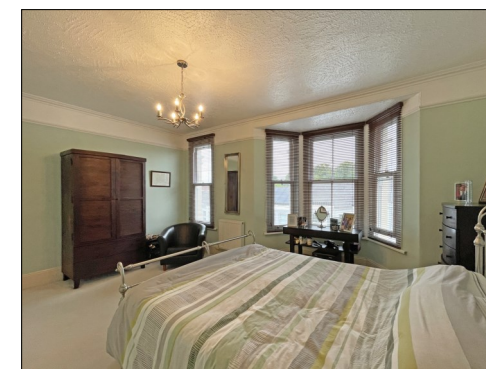
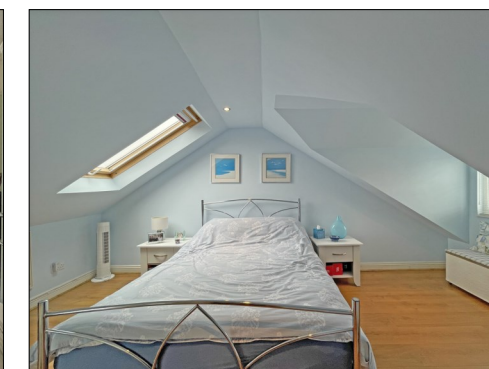
A good sized reception room with double glazed bay window to the front, coving to ceiling, two radiators, opening into the dining room.

**DINING ROOM****3.98m (13'1") x 3.22m (10'7")**

Another good sized reception room with a double glazed window to the rear, radiator, coving to ceiling.

**KITCHEN****4.15m (13'8") max x 3.28m (10'9")**

Fitted with a matching range of base and eye level units, double glazed window to the rear, built-in dishwasher, plumbing for washing machine, space for fridge/freezer, tiled flooring, fitted oven and hob with stainless steel cooker hood above, recessed ceiling spotlights, cupboard housing wall mounted boiler serving the heating system and domestic hot water, uPVC glazed door opening onto the rear garden.

**FIRST FLOOR****SECOND FLOOR****LANDING**

With partially panelled walls, stairs rising to the loft conversion.

**BEDROOM 1****5.11m (16'9") x 4.39m (14'5")**

A lovely sized double bedroom with double glazed bay window to the front, additional double-glazed window to the front, coving to ceiling, picture rail, radiator.

**BEDROOM 2****3.96m (13') x 3.22m (10'7")**

A further double sized bedroom with a double glazed window to the rear, radiator, coving to ceiling.

**BATHROOM****3.56m (11'8") max x 3.25m (10'8")**

Fitted with a four piece suite comprising a roll top bath with separate shower hand attachment, pedestal wash hand basin, low-level WC, partially tiled walls, obscure double glazed window to the side, obscure double glazed window to the rear, radiator, recessed ceiling spotlights, towel rail, access to the loft space.

**WC**

Fitted with a two piece suite comprising a WC, pedestal wash hand basin, tiled splash backs, obscure double glazed window to the rear.

**BEDROOM 3****4.96m (16'3") x 4.80m (15'9")**

Another double bedroom with sloping ceilings, velux windows to the front, double glazed window to the rear, access to eaves space, recessed ceiling spotlights.

**OUTSIDE:****FRONT**

From the front shared steps rise to a communal pathway. The front of the property is approached via a pathway to the main entrance and a small garden area.

**REAR**

The rear opens to a low maintenance, enclosed south facing garden which has a decked seating area and steps leading to an additional area of decking with gate giving rear access to the service lane.

