

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

North Plymouth and
Residential Lettings Office

56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday
9.15am—5.30pm

Saturday

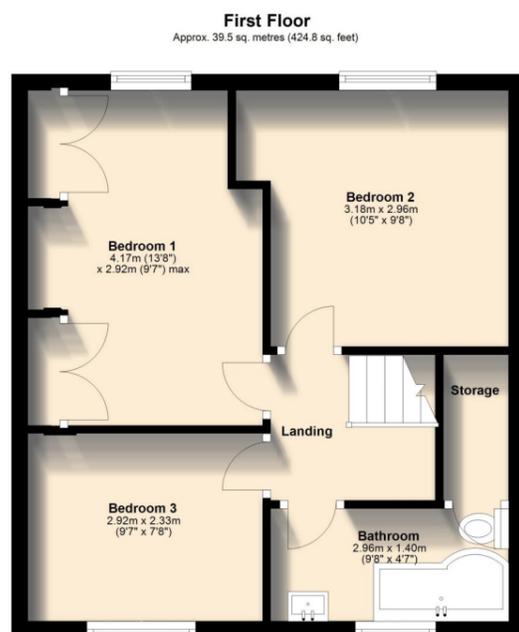
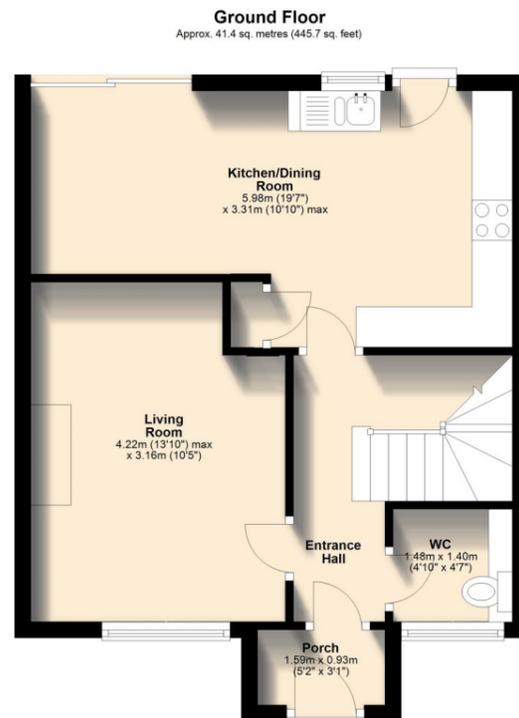
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

27/C/26 5913

Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**4 Stephenson Way, Kings Tamerton,
Plymouth, PL5 2BB**

**WELL PRESENTED
THROUGHOUT
SEMI DETACHED HOUSE
DOWNSTAIRS WC
THREE BEDROOMS
KITCHEN/DINING ROOM
GARAGE/DRIVEWAY**

We feel you may buy this property because...
'Of the cul-de-sac location and well presented accommodation on offer.'

£245,000

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Wimpey No-Fines

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Driveway and Garage

Outside Space

Enclosed 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: £2,400

Home or Investment

Property: £14,650

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 semi-detached house which is located within a sought after cul-de-sac. Internally the accommodation comprises porch, living room, WC, kitchen/dining room, three bedrooms and bathroom. Further benefits include double glazing and central heating. Externally there is an enclosed garden aswell as a garage and driveway. An internal inspection is strongly advised to appreciate everything it has to offer.

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

Entry is via a double glazed door opening into the porch.

PORCH

1.59m (5'2") x 0.93m (3'1")

With double glazed windows to the side and door proving access to entrance hall.

ENTRANCE HALL

With radiator, stairs rising to the first-floor landing.

LIVING ROOM

4.22m (13'10") max x 3.16m (10'5")

With double glazed window to the front, radiator.

WC

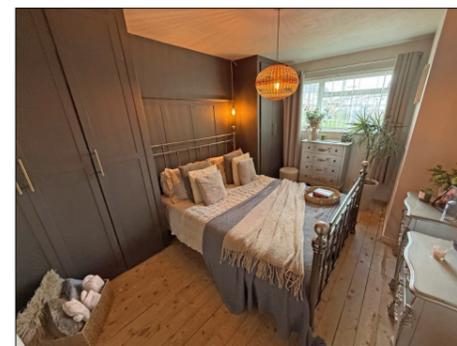
1.48m (4'10") x 1.40m (4'7")

Fitted with low-level WC, storage cupboard, obscure double-glazed window to the front.

KITCHEN/DINING ROOM

5.98m (19'7") x 3.31m (10'10") max

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, integrated fridge/freezer, fitted oven and four ring gas hob with hood over, double glazed window to the rear, storage cupboard, radiator, recessed ceiling spotlights, double glazed sliding doors proving access to garden, decorative panelled walls.

**FIRST FLOOR****LANDING**

Proving access to top floor rooms.

BEDROOM 1

4.17m (13'8") x 2.92m (9'7")

A double bedroom with built in wardrobes, radiator, double glazed window to rear, decorative panelled walls.

BEDROOM 2

3.18m (10'5") x 2.96m (9'8")

A further double bedroom with storage recess, radiator, double glazed window to rear, decorative panelled wall.

BEDROOM 3

2.92m (9'7") x 2.33m (7'8")

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

BATHROOM

2.96m (9'8") x 1.40m (4'7")

Fitted with a three-piece suite comprising panelled bath with rainfall shower above and separate hand shower attachment, pedestal wash hand basin, low-level WC, tiled splashbacks, recessed ceiling spotlights, obscure double-glazed windows to the front, built in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water.

**OUTSIDE:****FRONT**

The front of the property is approached by a path way with a lawned area and driveway leading to garage.

REAR

The rear opens to a good-sized garden measuring **9.14m (30'01) in width x 10.36m (34'05) in length** with a patio seating area lawn area enclosed by fencing with side path and gate to the rear.