

## Contact us

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## Website

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

## Opening Hours

Monday - Friday

9.15am—5.30pm

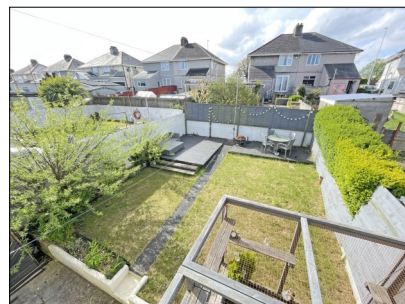
Saturday

9.00am—4.00pm

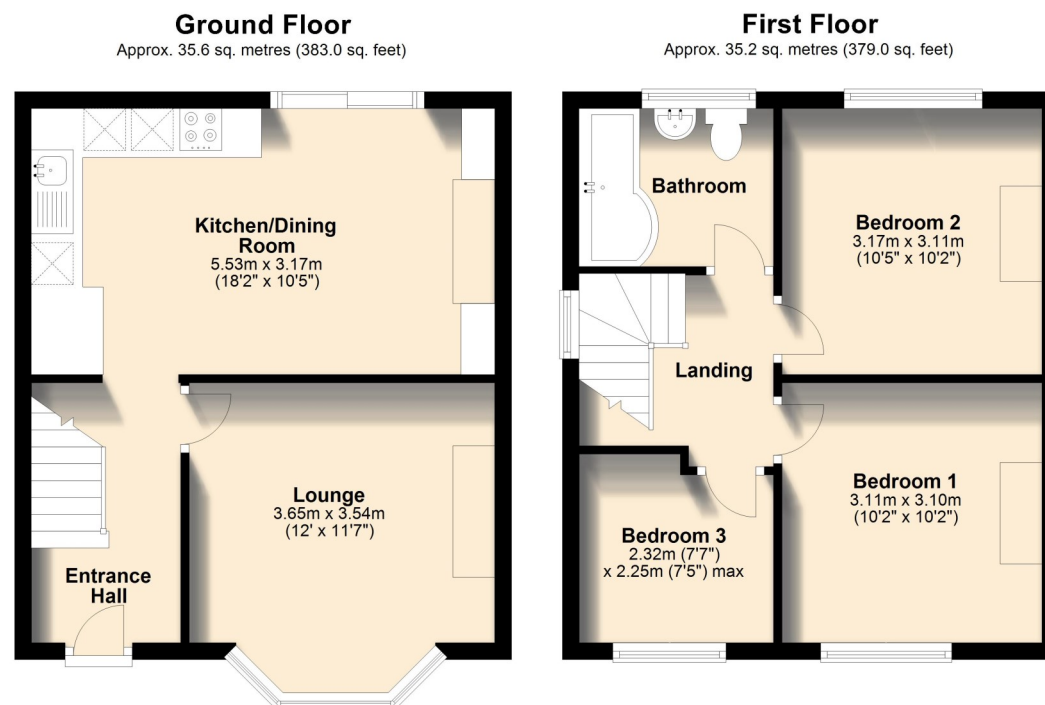
(Central Plymouth Office Only)

Our Property Reference:

29/D/26 5940



## Floor Plans...



PLYMOUTH  
**HOMES** ESTATE AGENTS



Draft Details – Not Approved & Subject To Change



**6 Kings Road, Higher St Budeaux,  
Plymouth, PL5 2PE**

**THREE BEDROOMS  
WELL PRESENTED  
SEPARATE BAY FRONTED  
LOUNGE  
KITCHEN/DINER  
DRIVEWAY  
SOUTH FACING GARDEN**

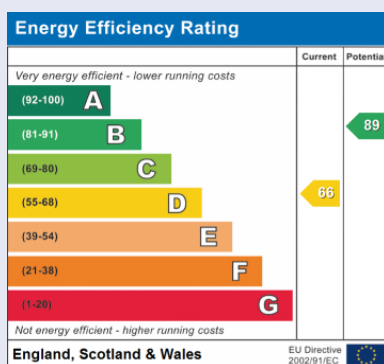
*We feel you may buy this property because...*  
'Of the well presented accommodation on offer aswell as the modern kitchen/dining room, the enclosed south facing garden and the off road parking.'

**£260,000**

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

## 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.



**Number of Bedrooms**

Three Bedrooms

**Property Construction**

Solid Stone Walls

**Heating System**

Gas Central Heating

**Water Meter**

Yes

**Parking**

Private Driveway

**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**

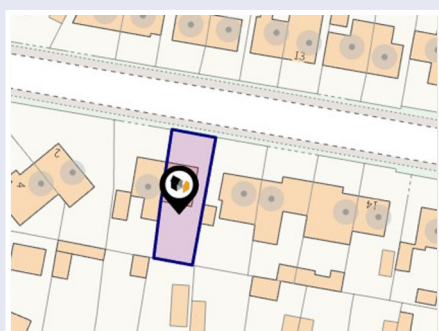
First Time Buyer: Nil

Main Residence: £3,000

Home or Investment

Property: £16,000

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 most well presented semi detached house which is ideally positioned to take advantage of its proximity to a host of local amenities as well as schools. Internally, the accommodation comprises of an entrance hall, bay fronted lounge, modern kitchen/dining room, three bedrooms and a modern bathroom. To the rear, there is an enclosed south facing garden and to the front there is a driveway with parking for 2 vehicles. Further benefits include double glazing and central heating. An internal inspection can be highly recommended to appreciate the location and accommodation on offer.

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

A part glazed entrance door opens into the entrance hall.

**ENTRANCE HALL**

With radiator, wooden flooring, stairs to first floor landing with understairs storage cupboard, open plan to Kitchen/Dining Room, door to the lounge.

**LOUNGE**

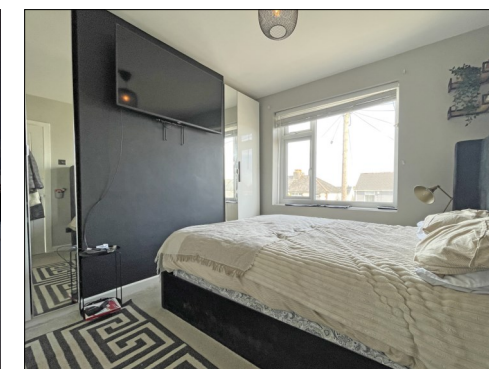
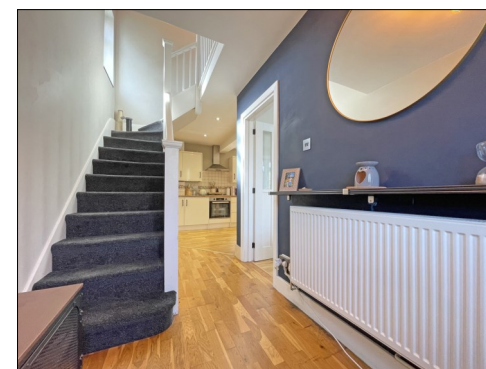
**3.65m (12') x 3.54m (11'7")**

With double glazed bay window to front, radiator, wooden flooring, storage cupboards.

**KITCHEN/DINING ROOM**

**5.53m (18'2") x 3.17m (10'5")**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, under-unit lighting, wall mounted concealed boiler serving heating system and domestic hot water, integrated fridge and freezer, space for fridge/freezer, fitted electric oven, four ring hob with extractor hood over, radiator, wooden flooring with recessed ceiling spotlights, double glazed patio door to garden.

**FIRST FLOOR****LANDING**

With obscure double-glazed window to the side, access to the part boarded loft space.

**BEDROOM 1**

**3.11m (10'2") x 3.10m (10'2")**

A double sized bedroom with double glazed window to the front, radiator.

**BEDROOM 2**

**3.17m (10'5") x 3.11m (10'2")**

A further double bedroom with double glazed window to rear, radiator.

**BEDROOM 3**

**2.32m (7'7") x 2.25m (7'5") max**

A single bedroom with double glazed window to front, radiator.

**BATHROOM**

**2.32m (7'7") x 1.88m (6'2")**

Fitted with a three-piece suite comprising panelled bath with shower above, shower screen, pedestal wash hand basin, low level WC, tiled walls, towel rail, obscure double-glazed window to rear, recessed ceiling spotlights.

**FRONT**

The front of the property is approached via a private driveway offering parking for 2/3 vehicles and leading to the main entrance. To the left of the property is a gate providing access to the rear.

**REAR**

To the rear there is a well-maintained southerly facing garden comprising lawn with raised seating areas. The garden is enclosed by wall and fencing. To the side of the property there is a courtyard area which is useful for additional storage.