

## 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

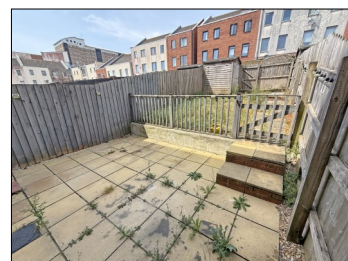
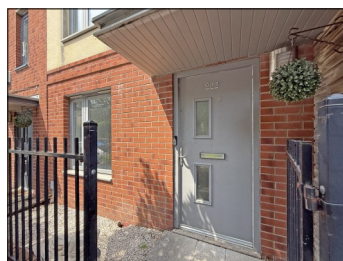
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

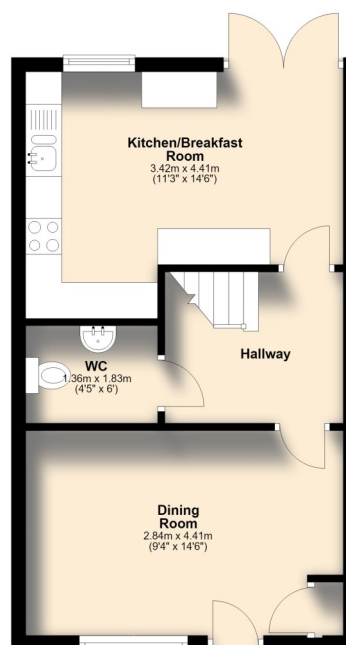
Our Property Reference:

**24/G/26 6026**



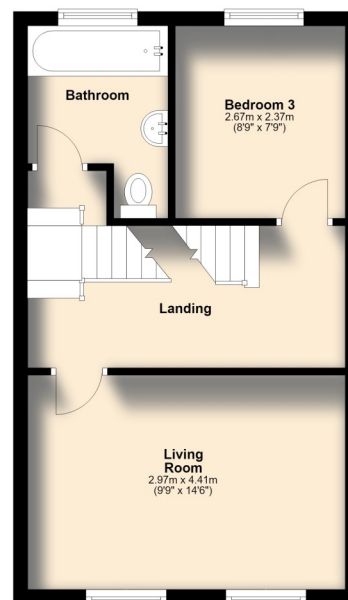
### Ground Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



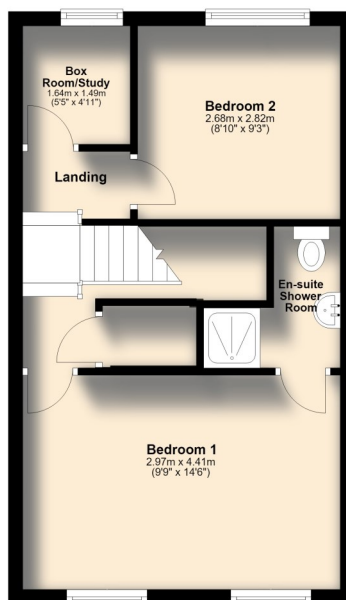
### First Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



### Second Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



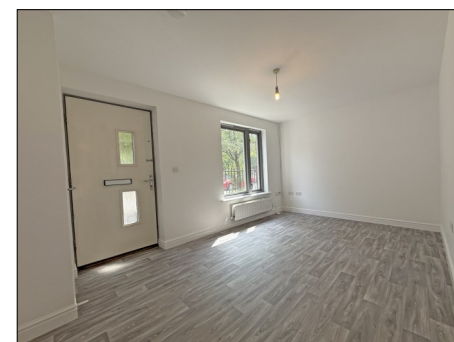
## Further Information...

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



3/4 BEDROOMS  
EN-SUITE SHOWER ROOM  
SEPARATE DINING ROOM  
DOWNSTAIRS WC  
ENCLOSED GARDEN  
WELL PRESENTED  
THROUGHOUT  
NO ONWARD CHAIN

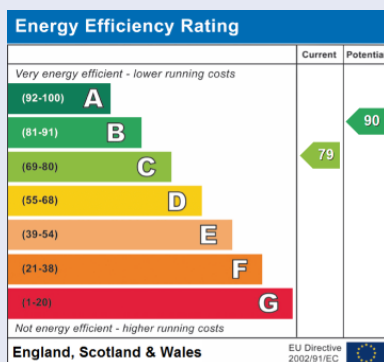
**222 Fore Street, Devonport,  
Plymouth, PL1 4FS**

*We feel you may buy this property because...*

'This well presented, desirable modern home offers four bedrooms, versatile living accommodation and is being offered to the market with no onward chain.'

**£260,000**

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



**Number of Bedrooms**  
Three/Four Bedrooms

**Property Construction**  
Timber Frame 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: 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 well presented, modern house which is being offered to the market with no onward chain. Situated within the heart of the regeneration area within Devonport the accommodation offers versatile living space and in brief comprises: dining room, downstairs WC, kitchen, living room, four bedrooms, en-suite shower room and family bathroom. Externally, there is an enclosed garden. An internal inspection can be highly recommended.

*The Accommodation Comprises...*

**GROUND FLOOR**

**ENTRANCE**

Entry is via a part glazed entrance door opening to:

**DINING ROOM/FAMILY ROOM**

**4.41m (14'6") x 2.84m (9'4")**

A good sized reception room which could also be used as a second living room. With built in storage cupboard, double glazed window to the front, radiator.

**HALLWAY**

With radiator, stairs to first floor landing.

**DOWNSTAIRS WC**

**1.83m (6') x 1.36m (4'5")**

Fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, tiled splashback, radiator.

**KITCHEN/BREAKFAST ROOM**

**4.41m (14'6") x 3.42m (11'3")**

Fitted with a matching range of base and eye level units with worktop space over, 1 ½ bowl stainless steel sink unit with 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 the rear, concealed gas combination boiler serving the heating system and domestic hot water, double glazed double doors opening to the rear garden.



**FIRST FLOOR**

**LANDING**

With radiator, stairs rising to second floor landing.

**LIVING ROOM**

**4.41m (14'6") x 2.97m (9'9")**

A versatile room which could also be used as a double bedroom. With two double glazed windows to the front, radiator.

**BEDROOM 3**

**2.67m (8'9") x 2.37m (7'9")**

A single bedroom with double glazed window to the rear, radiator.

**BATHROOM**

**2.67m (8'9") x 1.95m (6'5")**

Fitted with a three-piece suite comprising panelled bath with shower above and shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, wall mounted mirrored cabinet, obscure double-glazed window to the rear, radiator.

**SECOND FLOOR**

**LANDING**

With airing cupboard, radiator.

**BEDROOM 1**

**4.41m (14'6") x 2.97m (9'9")**

A lovely sized double bedroom with two double glazed windows to the front, radiator, door into the en-suite shower room.



**EN-SUITE SHOWER ROOM**

Fitted with a three-piece suite comprising low level WC, pedestal wash hand basin, shower cubicle with fitted shower above, radiator, tiled splashbacks.

**BEDROOM 2**

**2.82m (9'3") x 2.68m (8'10")**

A single bedroom with double glazed window to the rear, radiator.

**BOX ROOM/STUDY**

**1.64m (5'5") x 1.49m (4'11")**

With double glazed window to the rear, radiator.

**OUTSIDE:**

**REAR**

To the rear of the property is an enclosed rear garden measuring approximately **4.57m (15'11") in width x 10.97m (36'07") in length** and comprising patio seating areas and an area laid to lawn and enclosed by fencing and with a rear access gate.

**ESTATE CHARGE**

We have been advised by the current owner that the property is subject to an annual estate charge of approximately £120 per annum.

