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£300,000 LEASEHOLD

A beautifully presented three bedroom semi-detached family home, garage & driveway parking, a generously sized south-facing rear garden and a versatile conservatory.

RAYNHAM ROAD, STOKE, PLYMOUTH

EPC - C



PROPERTY DETAILS

Situated in the highly prestigious street of Raynham Road in Stoke, is this stunning three-bedroom semi-detached house offering a perfect blend of space, versatility, and family-friendly features. The property boasts a detached single garage and driveway, providing off-road parking for several cars and a generously sized south-facing rear garden. Located in a peaceful residential area, this property is close to local amenities, schools, and transport links, making it an excellent choice for families and first-time buyers.

The accommodation on the ground floor comprises of an entrance porch, a spacious entrance hall giving access to a ground floor cloakroom, a modern newly fitted shaker style kitchen, an inviting lounge complete with a bay window, separate dining room opening to a versatile conservatory overlooking the south-facing rear garden. On the first floor, there are three bedrooms, two doubles and one single, and a good-sized family bathroom. All complete with being fully double glazed and centrally heated.

COUNCIL TAX BAND – C

Opaque double glazed door to;

ENTRANCE PORCH

Opaque UPVC double glazed window to side elevation, glazed door to entrance hall, further door to;

CLOAKROOM

White suite comprising low level WC, opaque UPVC double glazed window to side elevation, herringbone effect flooring.

ENTRANCE HALL

Staircase to first floor, radiator, herringbone effect flooring, doors lead off the entrance hall providing access to all ground floor rooms, door to;

KITCHEN

12'1 x 9'1 (3.7m x 2.8m)

A newly fitted kitchen comprising of matt grey shaker style base and eye level units with quartz worktops, inset Belfast sink with single drainer, integrated double oven and 4 ring induction hob with extractor canopy over, integrated fridge and freezer, integrated dishwasher, radiator, herringbone effect flooring, built-in storage cupboard under stairs, UPVC double glazed window to side elevation.

DINING ROOM

10'1 x 9'1 (3.09m x 2.8m)

Radiator, feature panelled wall, French doors providing access to the conservatory, archway providing access to the living room.

LOUNGE

11'8 plus bay x 12'7 (3.6m plus bay x 3.9m)

Radiator, UPVC double glazed bay window to front elevation.

CONSERVATORY

15'4 x 5'9 (4.7m x 1.8m)

A versatile room which could be used as an additional reception room or a playroom. UPVC double glazed windows and doors to side and rear elevation, power connected.

FIRST FLOOR

LANDING

Access to an insulated loft space. The loft space also houses the gas boiler. UPVC double glazed window to side elevation. Doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

11'8 x 10'1 (3.6m x 3.1m)

Radiator, UPVC double glazed window to rear elevation enjoying a southerly aspect with views across Plymouth and Plymouth Sound.

BEDROOM TWO

13'4 x 10'1 (4.1m x 3.1m)

Radiator, built-in storage cupboard, UPVC double glazed bay window to front elevation, feature panelled wall.

BEDROOM THREE

8'8 x 7'8 (2.7m x 2.4m)

Radiator, UPVC double glazed window to front elevation.

BATHROOM

Modern white suite comprising P shaped bath with electric shower over, fully tiled surround and glazed shower screen, low level WC, pedestal basin, heated towel rail, UPVC double glazed window to side elevation.

OUTSIDE

The gardens are situated both to the front and rear of the property. The front garden comprises of a lawned area and adjacent driveway, providing off-road parking for several cars and servicing the garage. The south-facing rear garden is generously sized and perfect for children to play or for hosting summer gatherings. Being fully enclosed, with high larch lap fencing offering a good deal of privacy and seclusion with paved patio area and astroturf lawn. The rear garden also housing a large timber shed/man cave, currently divided into a home gym and storage room (measurements for the timber shed/man cave 7m x 4.6m).

ADDITIONAL INFORMATION

The tenure of the property is leasehold with 928 years remaining on the lease (999 years from 1st November 1955). The sale of the property will include the transfer of the freehold, on completion.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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