

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:

22/G/26 6023



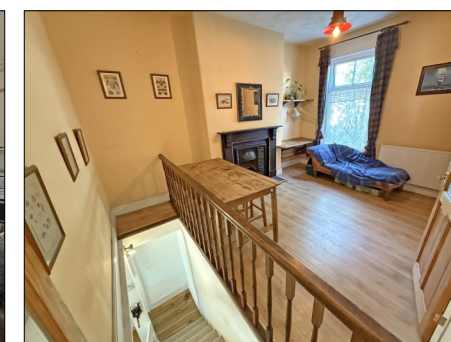
Further Information...

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



FOUR STOREY HOME
FOUR BEDROOMS
THREE RECEPTIONS
SOUTH FACING GARDEN
USEFUL WORKSHOP
BATHROOM & EN-SUITE

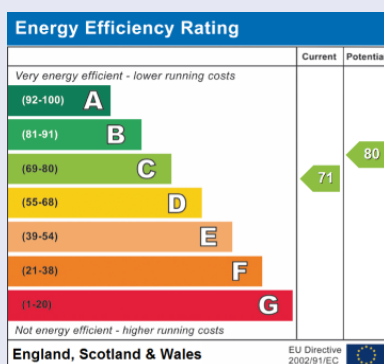
**38 Old Laira Road, Laira,
Plymouth, PL3 6AB**

We feel you may buy this property because...

'Of the substantial accommodation on offer and the central residential position.'

£280,000

www.plymouthhomes.co.uk



Number of Bedrooms
Four Double Bedrooms

Property Construction
Solid Stone Walls

Heating System
Gas Central Heating

Water Meter
No

Parking
On Street Parking

Outside Space
South Facing Garden

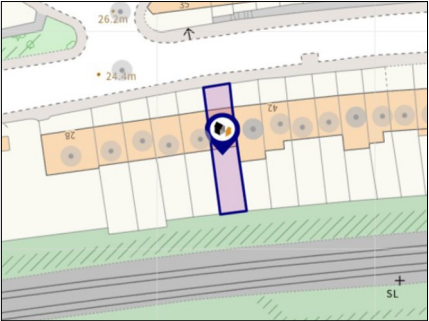
Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £4,000
Home or Investment
Property: £18,000

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...

This deceptively spacious and versatile home is located within a central location with access to local schools and transport links. Arranged over four floors, the accommodation boasts a large lounge/dining room, separate sitting room, kitchen/breakfast room, four double bedrooms, en-suite, large bathroom, workshop, utility and separate wc. Externally the property also benefits from a lovely outlook from the rear aspect, a southerly facing rear garden and a front garden with potential for off road parking, subject to obtaining the relevant permissions. Plymouth Homes advise an early viewing to fully appreciate the size and layout of this lovely period home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE
Entry is via a half-glazed entrance door opening into the entrance vestibule.

ENTRANCE VESTIBULE
With window into the entrance hall, tiled flooring, decorative dado rail, door opening into the entrance hall.

ENTRANCE HALL
A lovely large entrance hall, with stained glass circular window to front, radiator, wooden flooring, coving to ceiling, stairs rising to the first-floor landing with under-stairs storage cupboards, door and stairs descending to the lower ground floor.

LOUNGE/DINING ROOM
5.73m (18'10") x 3.48m (11'5")
A lovely large reception space with double glazed bay and separate window to the rear enjoying the outlook, *fireplace with inset decorative wood burner and wooden mantle, two built in storage cupboards into alcoves, radiator, wooden flooring, picture rail, coving to ceiling.

SITTING ROOM
3.53m (11'7") x 3.38m (11'1")
A versatile reception space, open plan to the staircase to the lower ground floor, with double glazed window to the front, decorative fireplace, wood effect laminate flooring.

FIRST FLOOR

LANDING
With stairs rising to the second-floor landing.

BEDROOM 2
4.44m (14'7") x 3.51m (11'6")
A double bedroom with double glazed bay window to the rear enjoying the outlook, built in wardrobes, wall lights, radiator, wooden floorboards.

BEDROOM 3
4.48m (14'8") x 2.59m (8'6")
A second double bedroom with double glazed window to the front, radiator.

BEDROOM 4
3.24m (10'8") x 3.15m (10'4")
A third double bedroom with double glazed box window to the front, radiator, wooden floorboards.

BATHROOM
3.69m (12'1") x 2.12m (7')
A lovely sized bathroom, fitted with a three-piece suite comprising panelled bath with independent electric shower above and shower screen, vanity wash hand basin with



cupboard storage below, low-level WC, tiled splashbacks, chrome radiator/towel rail, obscure double-glazed window to the rear, tiled flooring, picture rail

SECOND FLOOR

LANDING
With skylight window and door to bedroom 1.

BEDROOM 1
5.26m (17'3") x 3.49m (11'6")
A fourth double bedroom with double glazed Velux windows to the front and rear, the rear enjoying the views, radiator, wood effect laminate flooring, access to useful attic eaves storage areas, door opening into the en-suite.

EN-SUITE
2.02m (6'7") x 1.51m (4'11")
Fitted with a three-piece suite comprising wash hand basin, shower cubicle with fitted electric shower above, low-level WC, tiled surround, chrome radiator/towel rail, extractor fan, double glazed window to the rear, tiled flooring, access to eaves storage.

LOWER GROUND FLOOR
From the entrance hall on the ground floor, stairs descend to the lower ground floor opening into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
4.42m (14'6") x 3.75m (12'4")
Fitted with a matching range of cottage style base and eye level units with wooden worktops space above, butler style sink unit with mixer tap, wall mounted concealed boiler serving the heating system and domestic hot water, integrated dishwasher, spaces for fridge/freezer and range cooker, double glazed window to the rear, radiator, wooden flooring, doors to the rear garden and the utility.

UTILITY
2.92m (9'7") x 0.89m (2'11")
With space for washing machine and tumble dryer, doors to the wc and hall.



WC
1.40m (4'7") x 0.89m (2'11")
Fitted with a two-piece suite comprising wash hand basin, low-level WC, tiled splashbacks.

HALL
8.06m (26'5") x 0.89m (2'11")
With half glazed door to the rear garden, uPVC half glazed door opening to the front, open plan doorway into the workshop.

WORKSHOP
4.57m (15') max x 3.17m (10'5") max
A useful space, currently used as a workshop, with lighting and power.

OUTSIDE:

FRONT
The front of the property is approached via a gate and pathway to the main entrance and a garden area with brick paving, trees and shrubs and wooden double gates to the front. The garden area could be made into off road parking, subject to obtaining the relevant permissions. Steps then descend to the entrance of the lower ground floor.

REAR
At the rear the property opens to a southerly facing garden measuring 5.91m (19'4") in width x 14.61m (47'11"). Adjoining the property is a paved seating area with a beautiful, mature Wisteria climbing the rear elevation. Access is given to the kitchen/breakfast room and the hall to the front of the house, while steps rise to a lawned garden with established borders, leading to a covered BBQ area and stable door to an outside shed/playhouse.

SHED/PLAYHOUSE
2.46m (8'1") x 2.36m (7'9") with windows to all sides and a raised storage area.

AGENT'S NOTE
*We're informed the wood burner in the lounge/dining room is for decorative purposes only, and isn't in working order.

