

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

Floor Plans...

(01752) 514500

**North Plymouth and
Residential Lettings**

Office
56 Morshhead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email us
info@plymouthhomes.co.uk

Website
www.plymouthhomes.co.uk

Follow Us on Facebook
 **www.facebook.com/
plymouthhomes.co.uk**

Follow us on Twitter
 **www.twitter.com/
plymouth_homes**

Opening Hours
Monday-Friday
9.15am-5.30pm
Saturday
9.00am-4.00pm
(Central Plymouth Office Only)

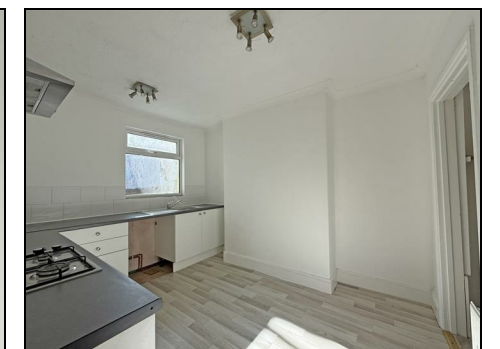
Our Property
Reference:
19802573

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. Neither Plymouth Homes Estate Agents nor any of it's 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**



- DECEPTIVELY SPACIOUS
- 2 DOUBLE BEDROOMS
- SEPARATE LOUNGE
- KITCHEN/DINING ROOM
- DOUBLE GLAZING
- CENTRAL HEATING
- NO ONWARD CHAIN
- ENERGY RATING: BAND D

**45 Northesk Street, Stoke, Plymouth, PL2
1EZ**

We feel you may buy this property because....
'Of the deceptively spacious accommodation and offering no onward chain.'

£140,000

www.plymouthhomes.co.uk

Number of Bedrooms
2

Property Construction
Add text here

Heating System
Add text here

Water Meter
Add text here

Parking
Add text here

Outside Space
Add text here

Council Tax Band

Council Tax Cost
2021/2022
Full Cost: Add text here
Single Person: Add text here

Stamp Duty Liability
First Time Buyer: Add text here
Main Residence: Add text here
Second Home of Investment Property: Add text here

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Introducing

Offered for sale with no onward chain, this deceptive house would make the perfect first-time home. Internally the accommodation offers lounge, kitchen/dining room, downstairs bathroom and two double bedrooms on the first floor. Further benefits include double glazing, central heating and externally there is a southerly facing courtyard garden. Plymouth Homes advise an early viewing to fully appreciate this deceptively spacious home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a uPVC part glazed door opening into the entrance vestibule.

ENTRANCE VESTIBULE

With coving to ceiling, overhead meter cupboard, steps and door opening into the entrance hall.

ENTRANCE HALL

With radiator, coving to ceiling and stairs rising to the first floor landing.

LOUNGE

11'10" x 10'1"

With double glazed window to the front, decorative feature fireplace, radiator, dado rail, wall lights, coving to ceiling with ceiling rose.

KITCHEN/DINING ROOM

11'8" x 10'1"

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer, tiled splashbacks, space for washing machine, fitted electric oven and four ring gas hob with stainless steel cooker hood above, understairs storage recess, double glazed window to the rear, radiator, wood effect laminate flooring, coving to ceiling.

LOBBY

An L shaped lobby with uPVC glazed door opening to the rear of the property and door into the bathroom.



BATHROOM

10'4" x 6'10"

A good-sized bathroom, fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap, pedestal wash hand basin, low-level WC, tiled surround, extractor fan, obscure double-glazed window to the side, radiator, wood effect laminate flooring, coving to ceiling, recessed ceiling spotlights, wall mounted boiler serving the heating system and domestic hot water.

FIRST FLOOR

LANDING

With access to the loft space and doors to both bedrooms.

BEDROOM 1

13'3" x 11'10"

A good-sized double bedroom with double glazed window to the front, radiator, dado rail, coving to ceiling, built in storage cupboard.

BEDROOM 2

13'3" x 11'8"

A second double bedroom with double glazed window to the rear, radiator, dado rail, coving to ceiling.

OUTSIDE

FRONT

The front is approached from the pavement via steps rising to the main entrance. There is also an understairs storage cupboard.

REAR

The rear opens to a southerly facing, tiered courtyard measuring 13.06m (42'10") max in length x 3.35m (10'9") max in width. There are several tiered levels with a gate ging rear access.

AGENT'S NOTE

