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**Opening Hours**

**Monday - Friday**  
 9.15am—5.30pm

**Saturday**

9.00am—4.00pm

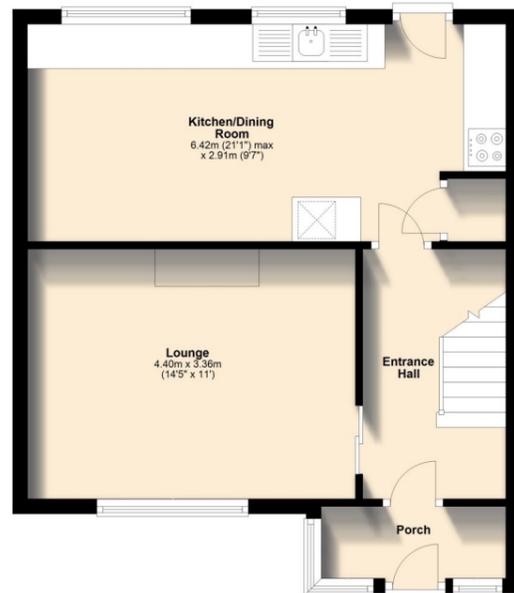
(Central Plymouth Office Only)

**Our Property Reference:**

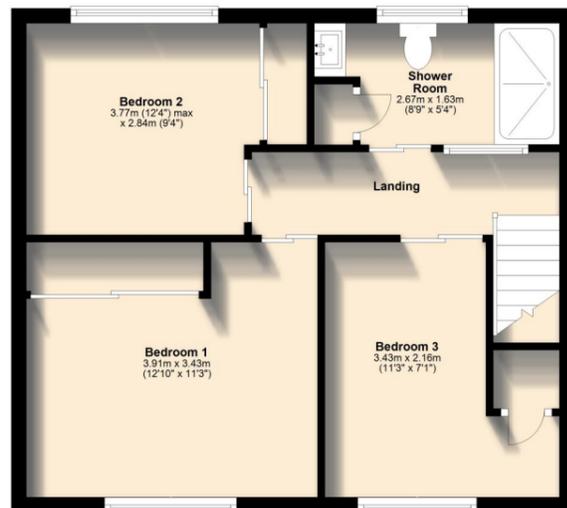
**30/C/26 5915**



**Ground Floor**  
 Approx. 43.5 sq. metres (468.3 sq. feet)



**First Floor**  
 Approx. 45.9 sq. metres (493.7 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

**PLYMOUTH  
 HOMES** ESTATE AGENTS



**Draft Details – Not Approved & Subject To Change**



**98 Lower Compton Road, Lower Compton,  
 Plymouth, PL3 5DP**

- SPACIOUS HOME**
- POPULAR LOCATION**
- SEPARATE LOUNGE**
- KITCHEN/DINING ROOM**
- THREE BEDROOMS**
- SOUTHERLY GARDEN**
- NO ONWARD CHAIN**

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

*'Of the residential position and the size of accommodation.'*

**£160,000**

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

## Number of Bedrooms

Three Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Electric Heating

## Water Meter

TBC

## Parking

On Street Parking

## Outside Space

South Facing Garden

## Council Tax Band

B

## Council Tax Cost 2025/2026

Full Cost: £1,808.67

Single Person: £1,356.50

## Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £700

Home or Investment

Property: £8,700

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 well-proportioned home requires a degree of modernisation and would make the ideal first time or family home. Internally the accommodation offers porch, entrance hall, lounge, kitchen/dining room, three good sized bedrooms and a modern shower room. Further benefits include an open front outlook, double glazing, electric heating and externally there is a southerly facing rear garden. Plymouth Homes advise an early viewing to fully appreciate the potential and size on offer within this terraced home.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

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

#### PORCH

**2.48m (8'1") x 0.96m (3'2")**

With double glazed windows to the front and side, wood block flooring, glazed door opening into the entrance hall.

#### ENTRANCE HALL

With wall mounted electric heater, wood effect laminate flooring, stairs rising to the first-floor landing with an under-stairs storage cupboard, doors into the lounge and kitchen/dining room.

#### LOUNGE

**4.40m (14'5") x 3.36m (11')**

With double glazed window to the front, coal effect electric fire set within a wooden surround, wall mounted electric heater, wood effect laminate flooring.

#### KITCHEN/DINING ROOM

**6.42m (21'1") max x 2.91m (9'7")**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with double draining board, tiled splashbacks, spaces for fridge/freezer, dishwasher, washing machine and tumble dryer, fitted eye level electric oven and four ring electric hob, two double glazed windows to the rear, wall mounted electric heater, part laminate part tiled flooring, built in storage cupboard, door opening to the rear garden.



### FIRST FLOOR

#### LANDING

With wood effect laminate flooring and access to the loft space with retracting loft ladder.

#### BEDROOM 1

**3.91m (12'10") x 3.43m (11'3")**

A good-sized double bedroom with double glazed window to the front, built in wardrobes, wall mounted electric heater, wood effect laminate flooring.

#### BEDROOM 2

**3.77m (12'4") max x 2.84m (9'4")**

A second double bedroom with double glazed window to the rear, built in wardrobe.

#### BEDROOM 3

**3.43m (11'3") x 2.16m (7'1")**

A good sized third bedroom with double glazed window to the front, built in wardrobe.

#### SHOWER ROOM

**2.67m (8'9") x 1.63m (5'4")**

Fitted with a modern three-piece suite comprising double shower enclosure with fitted electric shower above, vanity wash hand basin with cupboard storage below, panelled splashbacks, low-level WC, double glazed windows to the rear, wall mounted electric heater, recessed ceiling spotlights, built in airing cupboard housing the multipoint electric hot water heater.



### OUTSIDE:

#### FRONT

From the front shared steps rise to a private tiered lawned garden and a private pathway to the main entrance. Between the neighbouring property, there is a shared, covered walkway leading to the rear and a private gate into the garden. From the front the property enjoys the open outlook from the elevated position across Compton.

#### REAR

The rear opens to a southerly facing, tiered garden measuring **9.58m (31'5") x 6.79m (22'3")**. Adjoining the property is a courtyard area accessing two useful storage sheds and a gate to the shared, covered walkway. Steps then rise to a tiered, paved garden with two storage sheds, large greenhouse and backing onto allotments behind.