

## Contact us

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## Website

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

## Opening Hours

**Monday - Friday**

**9.15am—5.30pm**

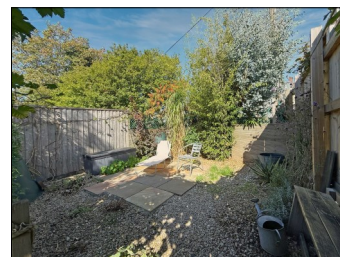
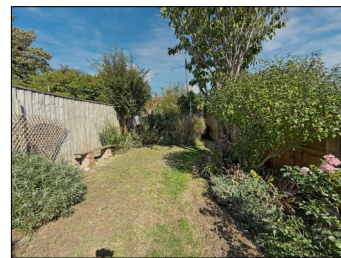
**Saturday**

**9.00am—4.00pm**

(Central Plymouth Office Only)

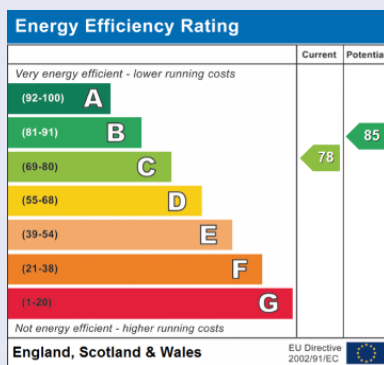
**Our Property Reference:**

**25/I/26 6071**

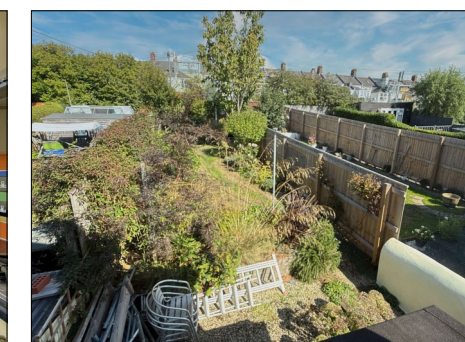


## Further Information...

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



**FOUR GOOD SIZE BEDROOMS**

**WELL PRESENTED**

**LARGE GARDENS**

**DOUBLE GLAZING**

**CENTRAL HEATING**

**CONVENIENT LOCATION**

**VIEWING RECOMMENDED**

**98 Stuart Road, Stoke,  
Plymouth, PL1 5LP**

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

'This large Victorian home is positioned in a central and convenient location with impressive, mature gardens to the front and rear.'

**£300,000**

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

Number of Bedrooms  
Four Bedrooms

Property Construction  
Solid Stone Walls

Heating System  
Gas Central Heating

Water Meter  
Yes

Parking  
On Street Parking

Outside Space  
Front and Rear Gardens

Council Tax Band  
B

Council Tax Cost 2026/2027  
Full Cost: £1,899.22  
Single Person: £1,424.22

Stamp Duty Liability  
First Time Buyer: Nil  
Main Residence: £5,000  
Home or Investment  
Property: £20,000

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 impressive four-bedroom family home is positioned on unusually large plot with mature well stocked gardens to the front and rear. The well-presented accommodation has been slightly reconfigured by the current owners to offer spacious and flexible accommodation that comprises: entrance vestibule, hallway, lounge/dining room, inner hallway, kitchen/breakfast room, utility/cloakroom, four good size bedrooms and a shower room. Further benefits include a new roof, double glazing, central heating and privately owned solar panels which generate a yearly income and help lower energy bills. Externally, the property has established front and rear gardens, with the 92’ rear garden providing a screened and sunny seating/sunbathing area. Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises...

GROUND FLOOR

Part glazed entrance door opening to:

ENTRANCE VESTIBULE  
Part glazed door to:

ENTRANCE HALL  
Radiator, stairs to the first-floor landing, door to:

LOUNGE/DINING ROOM  
7.65m (25'1") max x 3.71m (12'2")  
Double glazed window to the rear and a double-glazed bay window to the front, feature wood burner set in a wooden surround with a hearth, two radiators, exposed wooden floor, original cornice style coved ceiling with ornate ceiling roses, door to:

INNER HALLWAY  
Ceramic tiled floor, recessed spotlights, two storage cupboards, composite double -glazed door to the garden.

KITCHEN/BREAKFAST ROOM  
4.61m (15'2") x 2.55m (8'4")  
Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, space for fridge/freezer, integrated dishwasher, electric double oven with a four ring gas hob and cooker hood above, two double glazed windows to the side, radiator, ceramic tiled floor, recessed spotlights, space for breakfast table, tiled splashbacks, door to:



UTILITY/CLOAKROOM  
Plumbing for washing machine with space for a tumble dryer above, two frosted double-glazed windows to the rear, recessed spotlights, wash hand basin, low-level WC, heated towel rail, storage cupboard.

FIRST FLOOR

LANDING  
Stairs to the second-floor landing, doors to:

BEDROOM 1  
4.75m (15'7") max x 3.22m (10'7")  
Two double glazed windows to the front, radiator, exposed wooden floor, recessed spotlights, storage cupboard/ wardrobe, crafted cupboards to either side of the chimney breast.

BEDROOM 2  
3.22m (10'7") x 2.88m (9'5")  
Double glazed window to the rear, radiator, exposed wooden floor, ornate fire surround with arched inset, storage cupboard.

BEDROOM 3  
2.92m (9'7") max x 2.78m (9'1")  
Double glazed bay window to the rear, radiator, recessed spotlights.

SHOWER ROOM  
Suite comprising a walk-in tiled shower area, wash hand basin, bidet, low-level WC, part tiled walls, frosted double glazed window to the side, radiator, recessed spotlights, storage cupboard.



SECOND FLOOR

LANDING  
Door to:

BEDROOM 4  
4.17m (13'8") max x 3.80m (12'5") max  
Two skylight windows, radiator, access to eaves storage cupboards, light wells.

OUTSIDE

FRONT  
Very well stocked mature front garden, providing privacy and screening with established shrubs and bushes, path leading to the front door.

REAR  
28m (92') x 5.2m (17')  
Impressive rear garden, naturally dividing into 3 areas with the central area being mainly laid to lawn with established shrub borders. To the base of the garden is a secluded paved seating area with a grapevine and bamboo plants. Adjoining the rear of the house is a gravelled area providing a further seating area with outside water tap and a path leading to the remainder of the garden. The garden is enclosed by fencing and stocked with mature shrubs, bushes and trees. The garden is an unexpected oasis and rarely found with a Victorian home.

SOLAR PANELS  
The property benefits from privately owned solar panels which generate a yearly income and help to lower energy bills. We’re informed the last yearly income was £1200, although this can vary depending on suitable weather conditions.