

## Contact us

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PL4 7AA

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**(01752) 772846**

### Email Us

info@plymouthhomes.co.uk

### Website

www.plymouthhomes.co.uk

### Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

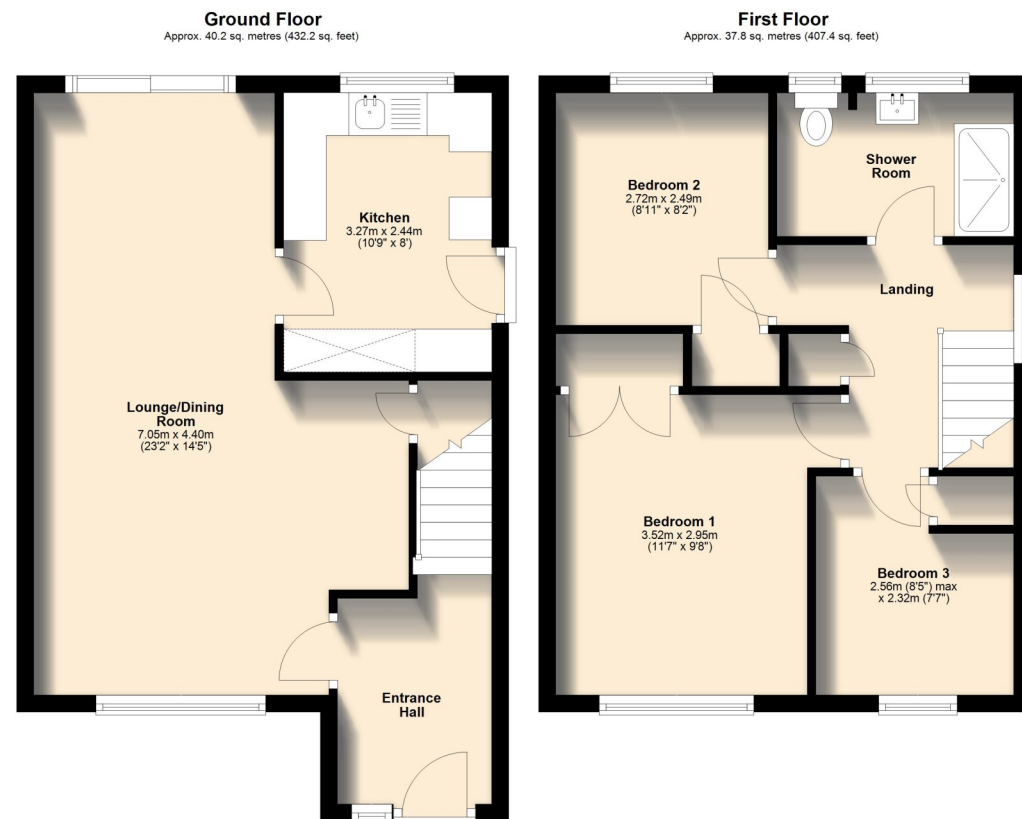
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

01/D/26 5920

## Floor Plans...



PLYMOUTH  
**HOMES** ESTATE AGENTS



Draft Details – Not Approved & Subject To Change



THREE BEDROOMS  
MODERN KITCHEN  
SOUTH AFTER LOCATION  
SOUTHERLY GARDEN  
DRIVEWAY & GARAGE  
WELL PRESENTED  
VIEWING RECOMMENDED

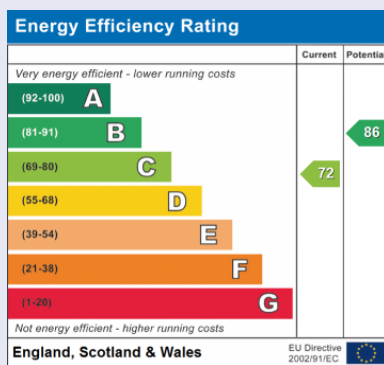
26 Church Park Road, Woolwell,  
Plymouth, PL6 7SA

*We feel you may buy this property because...*  
'This semi detached family home is presented to a good standard and benefits from a driveway leading to a garage and a south facing rear garden.'

**£260,000**

## 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.



www.plymouthhomes.co.uk

**Number of Bedrooms**

Three Bedrooms

**Property Construction**

Cavity Brick Walls

**Heating System**

Gas Central Heating

**Water Meter**

Yes

**Parking**

Driveway and Garage

**Outside Space**

South Facing Garden

**Council Tax Band**

B

**Council Tax Cost 2026/2027**

Full Cost: £2,014.02

Single Person: £1,510.52

**Stamp Duty Liability**

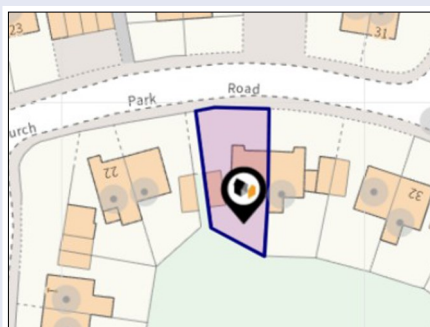
First Time Buyer: Nil

Main Residence: £3,000

Home or Investment

Property: £16,000

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 well presented semi detached home is positioned on good size plot, with a south facing rear garden and a driveway leading to a garage. The accommodation comprises: entrance hall, lounge/dining room, modern kitchen, three bedrooms and a modern bathroom. Externally the property has gardens to the front and rear. With double glazing and central heating, Plymouth Homes highly recommend this desirable family home.

**The Accommodation Comprises...****GROUND FLOOR****ENTRANCE HALL**

Double glazed window to the front, radiator, stairs to the first floor landing, door to:

**LOUNGE/DINING ROOM****7.05m (23'2") max x 4.40m (14'5")**

Double glazed window to the front, radiator, dado rail, coved ceiling, wooden fire surround, patio doors to the rear garden, understairs storage cupboard, door to:

**KITCHEN****3.27m (10'9") x 2.44m (8')**

Fitted with a matching range of modern base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, electric point for cooker, double glazed window to the rear, coved ceiling, tiled splashbacks, double glazed door to the garden.

**FIRST FLOOR****LANDING**

Double glazed window to the side, access to the loft (housing the boiler), storage cupboard.

**BEDROOM 1****3.52m (11'7") x 2.95m (9'8")**

Double glazed window to the front, built-in double wardrobe, radiator, coved ceiling.

**BEDROOM 2****2.72m (8'11") x 2.49m (8'2")**

Double glazed window to the rear, radiator, storage cupboard.

**BEDROOM 3****2.56m (8'5") max x 2.32m (7'7")**

Double glazed window to the front, radiator, storage cupboard.

**SHOWER ROOM**

Re-fitted with a suite comprising double shower cubicle with an overhead rainfall shower and an adjustable shower head, vanity wash hand basin, low-level WC, heated towel rail, two frosted double glazed windows to the rear.

**OUTSIDE****FRONT**

**10m (33')** driveway leading to the garage, side access to the rear garden, an area of lawn with hedging and shrubs, a path leads to the front door.

**GARAGE**

Single detached garage with an up and over vehicular door, power point.

**REAR****9.1m (30') x 9.1m (30') max**

South facing rear garden, mainly laid to lawn with a paved patio adjoining the rear of the house, established shrubs, outside water tap, side access gate, access to a brick storage shed with power.

