

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:

27/D/26 5938

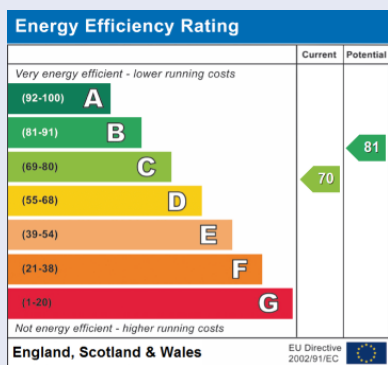


Floor Plans...



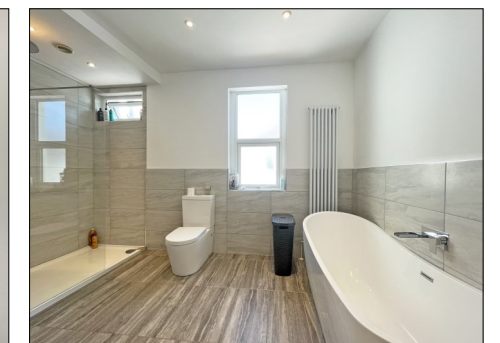
Further Information...

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 BEDROOMS**
- IMMACULATE PRESENTATION**
- ORIGINAL FEATURES**
- MODERN KITCHEN**
- COMPREHENSIVELY MODERNISED**
- SOUTH FACING COURTYARD GARAGE**

**105 Milehouse Road, Milehouse,
Plymouth, PL3 4AE**

We feel you may buy this property because...
'This highly impressive family home is beautifully presented, retaining original features that are complemented by contemporary kitchen and bathroom fittings.'

£485,000

www.plymouthhomes.co.uk

Number of Bedrooms

Four Bedrooms

Property Construction

Solid Stone Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Garage at Rear

Outside Space

South Facing Courtyard Garden

Council Tax Band

C

Council Tax Cost 2026/2027

Full Cost: £2,170.53

Single Person: £1,627.90

Stamp Duty Liability

First Time Buyer: £9,250

Main Residence: £14,250

Home or Investment

Property: £38,500

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

Introducing...

This beautifully presented Edwardian home was comprehensively refurbished by the current owners, and now offers a bright and spacious family home. The immaculate accommodation comprises: entrance vestibule, hallway, large lounge opening to an adjoining dining room, utility room, cloakroom, impressive 23' modern kitchen/breakfast room, large landing, four bedrooms, modern bathroom and separate shower room. Externally, the property has a garden to the front and an established south facing courtyard garden with a larger than average garage to the rear. Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises...

GROUND FLOOR

Entrance door opening to:

ENTRANCE VESTIBULE

Mosaic tiled flooring, dado rail with decorative tiled inlays, part wood panelled walls, original coved ceiling, half glazed door opening to:

ENTRANCE HALL

Impressive entrance hall with stairs rising to the first floor, decorative spindles with carved newell post, built-in storage cupboard, radiator, dado and picture rails, original coved ceiling, understairs storage cupboard, exposed wooden floor, meter cupboard.

LOUNGE

5.80m (19') max into bay x 5.25m (17'3") max

Double glazed bay window to the front, open fire with set in a feature marble surround with a tiled inset and hearth, radiator, exposed wooden floor, picture rail, original coved ceiling with decorative ceiling rose, sliding doors to:

DINING ROOM

4.50m (14'9") x 4.48m (14'8")

Exposed wooden floor, picture rail, original coved ceiling, uPVC glazed double doors to the garden, radiator.

CLOAKROOM

Recently refitted with a suite comprising a low level wc and wash hand basin, part tiled walls, heated towel rail, frosted double glazed window to the side, radiator.

UTILITY ROOM

1.96m (6'5") x 1.54m (5'1")

With worktop space over, space for washing machine and tumble dryer, double glazed window to the side, wall mounted gas boiler.



KITCHEN/BREAKFAST ROOM

7.08m (23'3") x 3.97m (13')

Impressive room, fitted with a matching range of modern base and eye level units with worktop space above, 1+1/2 bowl composite sink unit with a single drainer and mixer tap, space for fridge/freezer, electric double oven with a four ring induction hob and cooker hood above, integrated dishwasher, double glazed windows to the side and rear, two radiators, recessed spotlights, large central breakfast bar with storage cupboards, double glazed double doors open to the rear garden.

FIRST FLOOR

LANDING

Large landing with a built-in storage cupboard, radiator, dado and picture rails, access to the loft space, high window with stained glass.

BEDROOM 1

6.24m (20'6") max into bay x 4.52m (14'10")

Double glazed bay window to the front, radiator, picture rail, original coved ceiling.

BEDROOM 2

4.52m (14'10") x 4.01m (13'2")

Double glazed window to the rear, storage cupboard, radiator, picture rail, coved ceiling.

BEDROOM 3

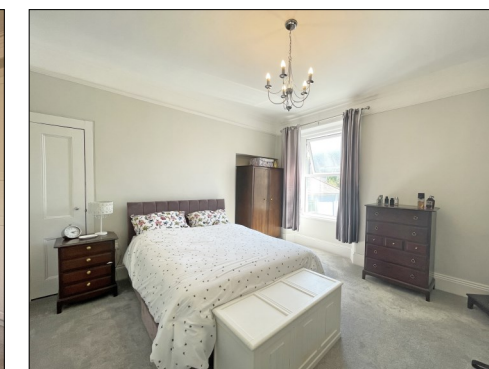
4.56m (14'11") max x 3.97m (13')

Double glazed windows to the side and rear, radiator, recessed spotlights, storage cupboard.

BEDROOM 4

4.00m (13'1") x 2.52m (8'3")

Double glazed window to the front, radiator.



BATHROOM

3.74m (12'3") max x 2.51m (8'3")

Contemporary suite comprising a double shower cubicle with two shower heads, freestanding double ended bath, pedestal wash hand basin, low-level WC, part tiled walls, heated towel rail, two frosted double glazed windows to the side, radiator, ceramic tiled floor, recessed spotlights.

SHOWER ROOM

2.62m (8'7") x 1.90m (6'3") max

Modern suite comprising a tiled double shower cubicle, pedestal wash hand basin, low-level WC, part tiled walls, heated towel rail, extractor fan, frosted double glazed window to the side, ceramic tiled flooring, recessed spotlights.

OUTSIDE

FRONT

Area of lawn with a tall hedge, inset bushes, resin bond path leading to the front door.

REAR

To the rear of the property is a south facing beautifully presented courtyard garden, enclosed by an old stone wall with established display beds, raised area of artificial lawn, decked area adjoining the dining room, further paved seating area, rear access gate, access to the garage, outside water tap, external lights.

GARAGE

5.1m (16'8") x 4.4m (14'6")

Remote controlled electric roller door, double glazed windows to the side and rear, door to the rear garden, power and light connected.

