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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

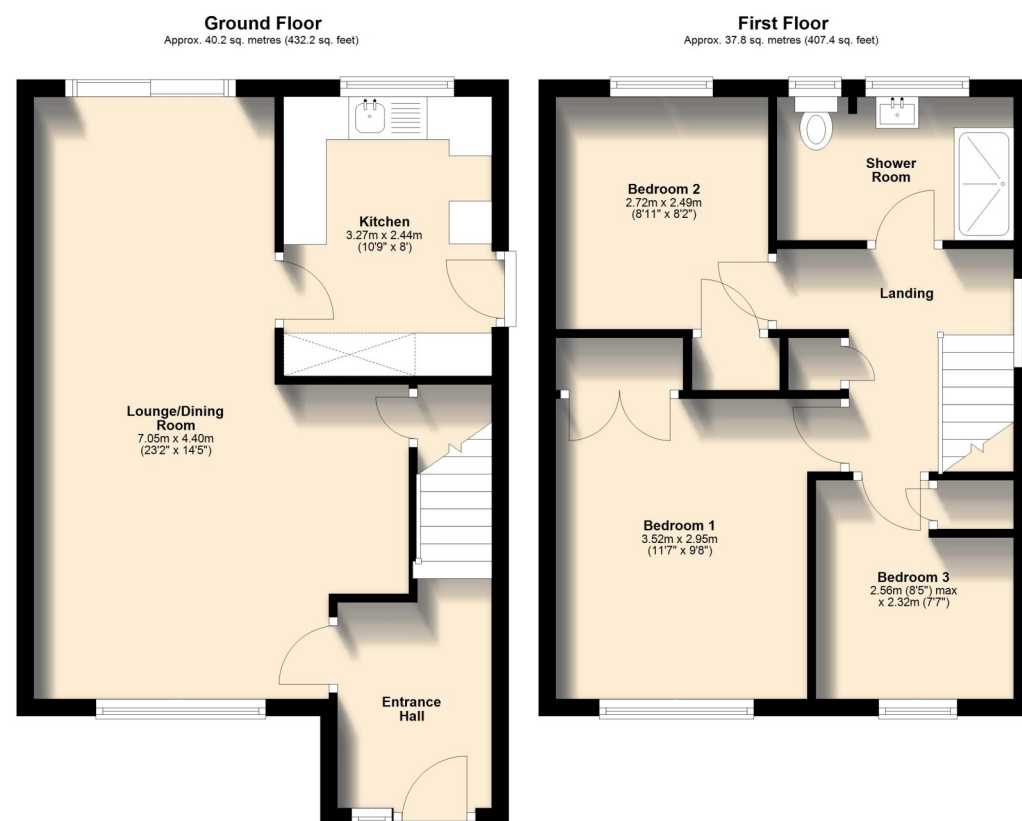
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

01/D/26 5920

Floor Plans...



PLYMOUTH HOMES

ESTATE AGENTS



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

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

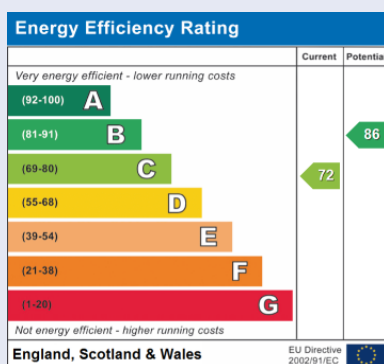
We feel you may buy this property because...

'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.



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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
C

Council Tax Cost 2026/2027
Full Cost: £2,301.73
Single Person: £1,726.30

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.

