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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

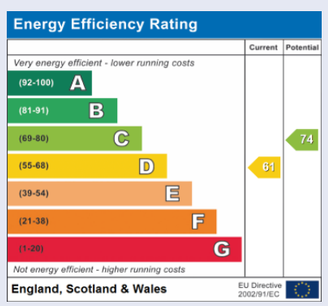
Our Property Reference: 15/G/26 6019





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









BREATHTAKING VIEWS
ELEVATED POSITION
SEMI DETACHED HOUSE
THREE BEDROOMS
VERY WELL PRESENTED
FRONT & REAR GARDENS
GARAGE & PARKING

850 Wolseley Road, Saltash Passage, Plymouth, PL5 1JU

We feel you may buy this property because…

'Of the far reaching and breathtaking views aswell as the well presented, versatile accommodation on offer.

Guide Price

£380,000 - £395,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage and Parking

Outside Space
Front and Rear Gardens

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: £4,000
Main Residence: £9,000
Home or Investment Property: £28,000

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

Introducing…

Plymouth Homes are delighted to present to the market this very well presented, classic 1930's semi-detached home which is located on an elevated position on Saltash Passage. The property enjoys truly stunning front views across the Tamar and Lynher, on towards the Tamar and Royal Albert Bridges. Internally, the accommodation comprises conservatory/porch, lounge, kitchen/dining room, three bedrooms, bathroom and a useful basement/utility room with built in storage and sauna. There is a large front lawned garden with a beautiful, decked sun terrace enjoying the stunning views, a lawned rear garden and a single garage at road level with parking space in front. Plymouth Homes highly recommended a viewing to fully appreciate the position and views on offer from this truly special home.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE
Entry is via a glazed door opening into the conservatory/porch.

CONSERVATORY/PORCH
2.85m (9'4") x 2.85m (9'4") max
With double glazed windows to the front and side, radiator, door opening into the lounge.

LOUNGE
5.72m (18'9") x 4.55m (14'11")
A lovely reception space with radiator, wall mounted gas fire, sliding patio doors enjoying the front views and opening onto a lovely balcony seating area, wood effect flooring, stairs rising to the first floor landing, open plan into the kitchen/dining room.

KITCHEN/DINING ROOM
5.72m (18'9") x 4.90m (16'1")
Fitted with a matching range of base and eye level units with worktop space above, central island unit/breakfast bar, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, built-in dishwasher, space for fridge/freezer, two double glazed windows to the sides, fitted oven with a four ring gas hob and wall mounted cooker hood above, recessed ceiling spotlights, door and stairs descending to the basement, radiator, uPVC glazed double doors opening to the rear garden.

FIRST FLOOR

LANDING
With double glazed window to the side, access to the partly boarded loft space with retracting ladder and skylight window.







BEDROOM 1
3.71m (12'2") x 3.46m (11'4")
A good sized double bedroom with double glazed window to the front enjoying the panoramic views, radiator.

BEDROOM 2
3.73m (12'3") x 2.50m (8'2") to cupboard doors.
A further double bedroom with double glazed window to the rear, radiator, picture rail, built in wardrobes, one housing the wall mounted boiler serving the heating system and domestic hot water.

BEDROOM 3
2.15m (7'1") x 2.06m (6'9")
A single bedroom with double glazed window to the front also enjoying the views, coving to ceiling, radiator.

BATHROOM
2.50m (8'2") x 1.84m (6')
Fitted with a three-piece suite comprising panelled spa bath with independent electric shower above and hand shower attachment off the mixer tap, pedestal wash hand basin, low-level WC, radiator/towel rail, two obscure double-glazed windows to the rear, partially panelled walls.

BASEMENT
From the kitchen/dining room, stairs descend into the cellar.

CELLAR
5.58m (18'4") x 3.24m (10'8")
A useful and versatile room with double glazed window to the side, radiator, fitted worktop space with space for tumble dryer and washing machine below, stainless sink unit with single drainer and mixer tap, tiled splashbacks, storage cupboards, door opening to a built-in timber sauna.

OUTSIDE:

FRONT
The front of the property is approached from the roadside via shared steps and pathway rising to the front garden of the property. The front garden is mostly laid to lawn with established flower borders. A private pathway then leads to a beautiful composite decking area with glass balustrades, retractable sunshade all enjoying the stunning views. A side path then leads to the conservatory/porch and onto the rear garden.

REAR
At the rear, there is an enclosed garden measuring approximately **8.67m (28'5") in length x 7.04m (23'1") in width.** The garden comprises lawn and decked areas accessing an outside storage shed, double doors to the kitchen/dining room and a gate giving rear access. The rear access then opens to a shared pathway, which in turn leads to Little Ash Gardens which can be used for pedestrian access.

GARAGE
At the road level, there is a single garage within a nearby block, with additional off-road parking in front**.**

AGENTS NOTE:
The garage and parking are included with the sale but are held on a separate title number DN123091. This will be verified by the purchasers legal advisor during the conveyancing process.

Title Plan Guideline

