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.

Website

www.plymouthhomes.co.

Follow Us on Faceook

www.facebook.com/
lymouth homes.co.uk

Follow us on Twitter

www.twitter.com/
plymouth_homes

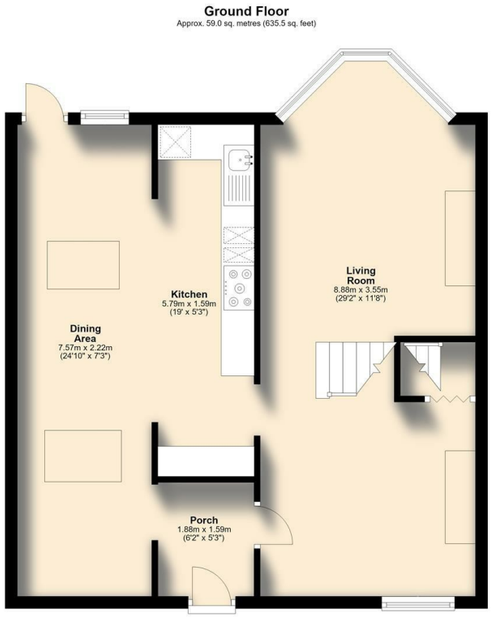
Opening Hours

Monday-Friday
9.15am-5.30pm
Saturday
9.00am-4.00pm

(Central Plymouth Office Only)

Our Property Reference:
19806674

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. Neither Plymouth Homes Estate Agents nor any of it's 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









- DECEPTIVELY SPACIOUS
- THREE STOREY HOME
- 2 DOUBLE BEDROOMS
- LARGE LIVING ROOM
- DINING ROOM & KITCHEN
- SOUTH FACING GARDEN
- LARGE GARAGE
- ENERGY RATING: BAND D

11 Lipson Vale, Lipson, Plymouth, PL4 7HE

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

'Of the popular central location and deceptively spacious accommodation on offer.'

£260,000

www.plymouthhomes.co.uk

Number of Bedrooms
2

Property Construction
Add text here

Heating System
Add text here

Water Meter
Add text here

Parking
Add text here

Outside Space
Add text here

Council Tax Band

Council Tax Cost 2021/2022
Full Cost: Add text here
Single Person: Add text here

Stamp Duty Liability
First Time Buyer: Add text here
Main Residence: Add text here
Second Home of Investment Property: Add text here

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

Introducing

Located within a central location close to primary and secondary schools, this unique and charming home boasts a southerly facing garden measuring 23.65m (77'7'') in length. Internally the spacious accommodation is arranged over three floors and comprises large living room, kitchen, dining area, two large double bedrooms, en-suite wc to bedroom 1, and a lower ground floor, large bathroom and shower area with sauna. Further benefits include double glazing, central heating and a larger than average garage with off street parking in front. Plymouth Homes advise an early viewing to fully appreciate the size on offer within this deceptive home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE
Entry is via a uPVC part glazed door opening into the porch.

PORCH
6'2" x 5'2"
With radiator, tiled flooring, open plan doorway to the dining area and door into the living room.

LIVING ROOM
29'1" x 11'7"
A spacious reception room incorporating lounge and sitting area, with double glazed bay window to the rear, double glazed window to the front, the lounge area has a coal effect living flame gas fire set within a marble surround, there are two radiators, stairs to the first-floor landing, ceiling mounted speaker system, understairs door and steps descending to the lower ground floor and an open plan doorway into the kitchen.

KITCHEN
18'11" x 5'2"
Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, integrated dishwasher, space for upright fridge/freezer, fitted eye level electric double oven and five ring gas hob with cooker hood above, inset worktop fryer, ceiling mounted speaker system, recessed ceiling spotlights, open plan into the dining area.







DINING AREA
24'10" x 7'3"
With double glazed window to the rear, two Velux skylight windows, radiator, recessed ceiling spotlights, sloping ceiling, uPVC glazed door to the rear garden, open plan doorway to the porch.

FIRST FLOOR

LANDING
With doors to both bedrooms.

BEDROOM 1
15'1" x 11'6"
A double bedroom with double glazed bay window to the rear, radiator, door opening to an en-suite wc.

ENSUITE WC
Fitted with a two-piece suite comprising wc, vanity wash hand basin and tilled splashbacks.

BEDROOM 2
12'2" x 10'0"
A second double bedroom with double glazed window to the front, radiator, access to the loft space with retracting loft ladder.

LOWER GROUND FLOOR
From the sitting area, an understairs door and steps descend to the lower ground floor into the bathroom.

BATHROOM
18'4" x 11'7"
A spacious bathroom, fitted with a three-piece suite comprising panelled spa bath, vanity wash hand basin with surrounding cupboard storage, low-level WC, tiled splashbacks, chrome radiator/towel rail, extractor fan, tiled flooring, recessed ceiling spotlights, ceiling mounted speaker system, open plan access to the shower room.

SHOWER ROOM
8'9" x 4'9"
With a walk-in shower enclosure with fitted shower above, extractor fan, radiator, door into a timber sauna.

OUTSIDE:

REAR
77'7" at longest x 26'11" at widest
A particular feature of the property is the southerly facing garden measuring 77'7'' at longest x 27' at widest. The garden comprises established garden areas joined by a paved pathway leading to a vegetable garden, lawned area with timber summer house and all enclosed by stone wall. From the pathway steps rise to the garage and beneath the dining area is a storage area with restricted height.

GARAGE
15'2" in width x 18'11" in length
A larger than average garage measuring 15'3'' in width x 19' in length. With an up and over garage door to a driveway offering additional off-street parking for one vehicle.

AGENT'S NOTE
These sales particulars are only in draft format and have yet to be approved by the seller. They are therefore subject to change.

