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Opening Hours

Monday - Friday

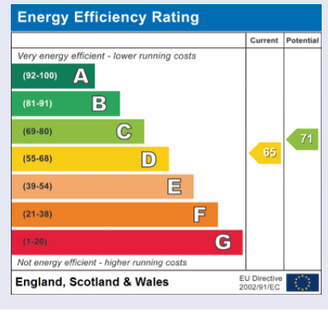
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 23/K/26 6115



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









SEMI DETACHED HOUSE

GROUND FLOOR EXTENSION

SEPARATE LIVING ROOM

THREE BEDROOMS

CAR HARDSTANDING

ENCLOSED GARDEN

NO ONWARD CHAIN

46 Barne Road, St Budeaux, Plymouth, PL5 1ED

We feel you may buy this property because...

'Of the spacious accommodation on offer.'

£170,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Car Hardstanding

Outside Space
Enclosed Garden

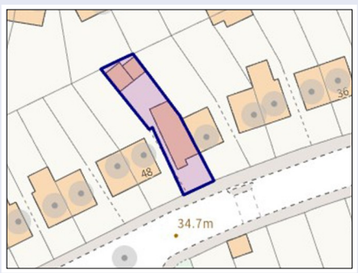
Council Tax Band
A

Council Tax Cost 2026/2027
Full Cost: £1,627.90
Single Person: £1,220.93

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £900
Home or Investment Property: £9,400

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…

Plymouth Homes are delighted to present to the market this extended semi-detached house situated within close proximity to St Budeaux Square, with its array of shops. In brief, the accommodation comprises entrance porch, hallway, kitchen, bathroom, dining room, living room and three bedrooms. Additional benefits include central heating and double glazing. Externally there is an enclosed garden and car hardstanding. An internal inspection is highly recommended to appreciate the spacious accommodation on offer.

The Accommodation Comprises…

GROUND FLOOR

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

PORCH
1.63m (5'4") x 0.99m (3'3")
With uPVC double glazed windows to the front and the side, door providing access into the:

ENTRANCE HALL
With radiator, stairs rising to the first floor landing.

KITCHEN
3.68m (12'1") x 3.15m (10'4")
Fitted with a matching range of base and eye level units with worktop space over with underlighting, double sink unit with drainer and swan neck mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, space for range cooker with cooker hood above, double glazed window to the front, recessed ceiling spotlights.

BATHROOM
2.16m (7'1") x 1.77m (5'10")
Fitted with a three-piece suite comprising roll top bath with ornamental feet, shower attachment off the taps, pedestal wash hand basin, low-level WC, tiled surround, heated towel rail, obscure double-glazed window to the side, recessed ceiling spotlights.







DINING ROOM
2.87m (9'5") x 2.41m (7'11")
A good sized reception room with radiator, wall light, opening to:

LIVING ROOM
4.58m (15') x 3.36m (11')
A good sized reception room with double glazed window to the side, feature fireplace, two radiators, uPVC sliding doors opening to the garden.

FIRST FLOOR

LANDING
With access to the partially boarded loft space with ladder and Velux window.

BEDROOM 1
3.69m (12'1") x 3.45m (11'4")
A good sized double bedroom with double glazed window to the front, recessed shower cubicle.

BEDROOM 2
3.18m (10'5") x 2.41m (7'11")
A further double bedroom with double glazed window to the rear, radiator.

BEDROOM 3
2.16m (7'1") x 2.07m (6'9")
A single bedroom with double glazed window to the rear, radiator.

OUTSIDE:

FRONT
The front is approached via a gate and pathway leading to the main entrance. Double gates open to a car hardstanding and to the left side a shared pathway leads to the rear and a private gate into the rear garden.

REAR
The rear opens to an enclosed garden measuring **10.99m (36') from the extension x 6.31m (20'8'') in width**. Adjoining the property is a decked seating area with steps descending to a brick paved pathway leading to a paved patio and a brick-built storage shed measuring **3.52m (11'6'') x 2.20m (7'2'').**









