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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

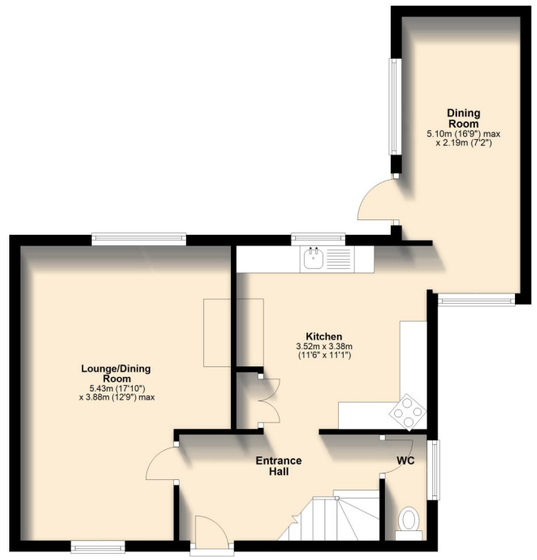
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 01/E/26 5942

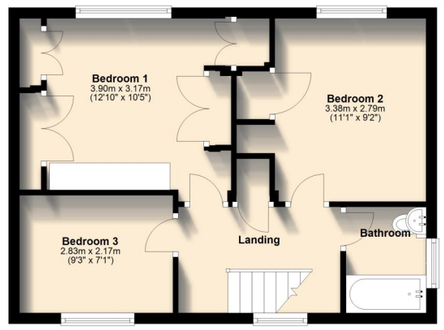
Ground Floor

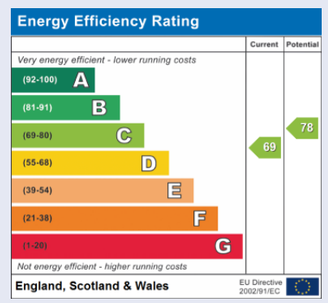
Approx. 51.5 sq. metres (554.3 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.5 sq. feet)





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

THREE BEDROOMS

WELL PRESENTED THROUGHOUT

LOUNGE/DINING ROOM

GROUND FLOOR EXTENSION

GAS CENTRAL HEATING

SOUTH FACING GARDEN

OFF ROAD PARKING

6 Shakespeare Road, Honicknowle, Plymouth, PL5 3JS

We feel you may buy this property because…

'Of the extended, well-presented accommodation on offer and useful off road parking.'

Offers In Excess Of

£215,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Off Road Parking

Outside Space
Front and Rear Gardens

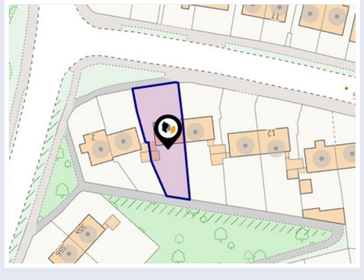
Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42.50

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,800
Home or Investment Property: £12,550

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 and well proportioned house which is located on an elevated position and within close proximity to Shakespeare Primary School. Internally the accommodation comprises entrance hall, lounge/dining room, kitchen, WC and extended dining room, which is currently being utilised as a home office space. Stairs rise to the first floor where there are three bedrooms and a family bathroom. Externally there is an enclosed southerly facing rear garden while to the front there is a useful off road parking space. Further benefits include gas central and double glazing. Plymouth Homes would strongly recommend an internal inspection of this lovely family home to appreciate the location and accommodation on offer.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE
Entry is via a uPVC glazed entrance door leading into the entrance hall.

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

LOUNGE/DINING ROOM
5.43m (17'10") x 3.88m (12'9") max
A good sized reception room with double glazed windows to the front and rear, radiator, coving to ceiling.

KITCHEN
3.52m (11'6") x 3.38m (11'1")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, fitted eye level gas oven, built-in four ring gas hob with hood over, double glazed window to rear, coving to ceiling, cupboard housing the wall mounted boiler serving the heating system and domestic hot water.

EXTENDED DINING ROOM
5.10m (16'9") max x 2.19m (7'2")
Currently being utilised as a study area with double glazed windows to the front and the side, uPVC door proving access to the garden, radiator, laminate flooring, coving to ceiling.

DOWNSTAIRS WC
1.95m (6'5") x 0.78m (2'7")
With obscure double-glazed window to the side and fitted with a low-level WC.

FIRST FLOOR

LANDING
With access to loft space, built in storage cupboard, double glazed window to the side.

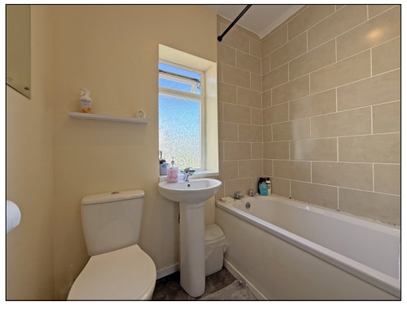
BEDROOM 1
3.90m (12'10") x 3.17m (10'5")
A double bedroom with double glazed window to the rear, radiator, built in storage cupboards, coving to ceiling.

BEDROOM 2
3.38m (11'1") x 2.79m (9'2")
A further double bedroom with double glazed window to rear, radiator, coving to ceiling, built in storage cupboard.

BEDROOM 3
2.83m (9'3") x 2.17m (7'1")
A good sized single bedroom with double glazed window to front, radiator.

BATHROOM
1.95m (6'5") x 1.48m (4'10")
Fitted with a three piece suite comprising panelled bath with independent shower over, pedestal wash hand basin, low-level WC, tiled splashbacks, obscure double-glazed window to the side, towel rail.

OUTSIDE:

FRONT
The property occupies a good-sized plot with an open front outlook and positioned in an elevated position. The front of the property is accessed by a series of steps leading to the front door. There is also a useful off road parking space.

REAR
7.92m (26’11) x 10.05m (33’02)
The rear opens to a good sized southerly facing garden which comprises of decking, a patio seating area and an area of gravel enclosed by fencing with a door which provides access to the woodland behind.