

Contact us

Central Plymouth Office

22 Mannam Road

Mutley Plain

Plymouth

PL4 7AA

(01752) 514500

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Email Us

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Website

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

7/J/26 6080

Can We Help Further?

Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. Please contact us on (01752) 514500 to book your appointment.

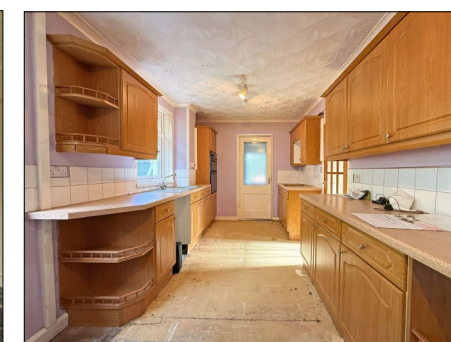
Further Information...

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



THREE BEDROOMS
GAS CENTRAL HEATING
DOUBLE GLAZING
SCOPE FOR IMPROVEMENT
NO ONWARD CHAIN
FRONT AND REAR GARDENS
VIEWING RECOMMENDED

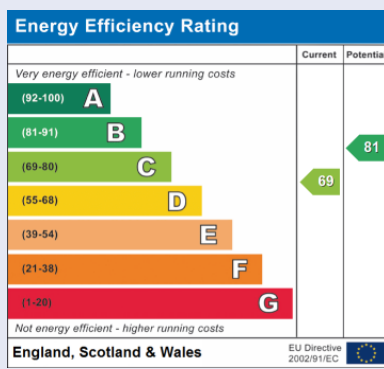
**58 Dryburgh Crescent, Ham,
Plymouth, PL2 2NU**

We feel you may buy this property because...

'This three bedroom semi detached home is positioned in residential area and backs on to established trees at the rear.'

£195,000

www.plymouthhomes.co.uk



Number of Bedrooms

Three Bedrooms

Property Construction

Steel Frame with External
Wall Insulation

Heating System

Gas Central Heating

Water Meter

TBC

Parking

On Street Parking

Outside Space

Front and Rear Gardens

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: £1,400

Home or Investment

Property: £11,150

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



Introducing...

This three bedroom semi detached home is positioned backing onto established trees and is offered for sale with no onward chain. The accommodation comprises: entrance hallway, lounge, kitchen/dining room, three bedrooms and bathroom. Externally, the property has front and rear gardens. Requiring some updating and modernisation, Plymouth Homes recommend this family Home.

The Accommodation Comprises...

GROUND FLOOR

Part glazed entrance door opening to:

ENTRANCE HALL

Radiator, stairs to the first floor landing with an under-stairs storage recess.

LOUNGE

3.97m (13') x 3.65m (12')

Double glazed window to the front, coal effect fire set in a wooden surround, radiator.

KITCHEN/DINING ROOM

6.37m (20'11") x 2.60m (8'6")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, gas point for hob, electric oven, two double glazed windows to the rear, radiator, door to:

UTILITY

Plumbing for washing machine, space for fridge/freezer, frosted double glazed window to the side, wall mounted gas combination boiler serving the heating system and domestic hot water, double glazed door to the side.

FIRST FLOOR

LANDING

Frosted double glazed window to the side, radiator.

BEDROOM 1

3.68m (12'1") x 3.16m (10'4")

Double glazed window to the front, radiator, two storage cupboards.

BEDROOM 2

4.13m (13'6") x 2.60m (8'6")

Double glazed window to the rear, radiator, storage cupboard.



BEDROOM 3

2.59m (8'6") x 2.19m (7'2") max

Double glazed window to the front, radiator.

BATHROOM

Suite comprising a bath with an independent electric shower above, pedestal wash hand basin, low-level WC, tiled splashbacks, frosted double glazed window to the rear.

OUTSIDE

FRONT

To the front of the property is an area of garden with steps leading to the front door, side access to the rear garden.

REAR

11.6m (38') x 9.4m (31')

The rear garden is laid to lawn and enclosed by fencing. The garden backs onto established trees and has side access to the front of the property, external store room.



Floor Plans...

