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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

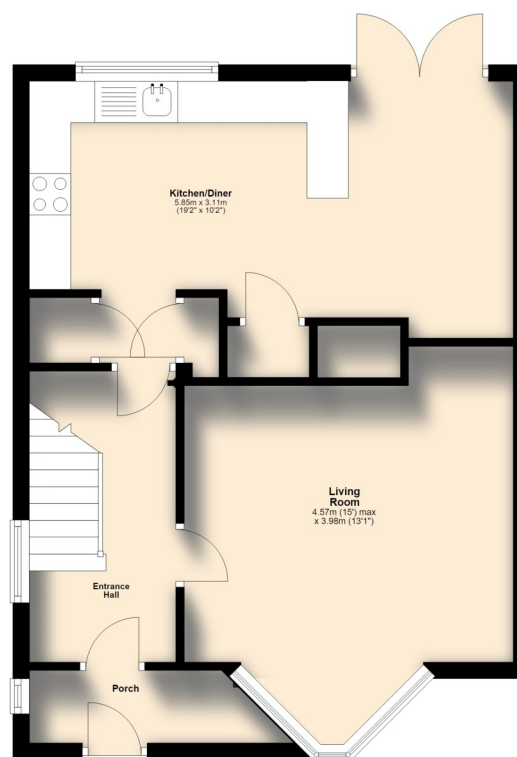
07/H/26 6036



Floor Plans...

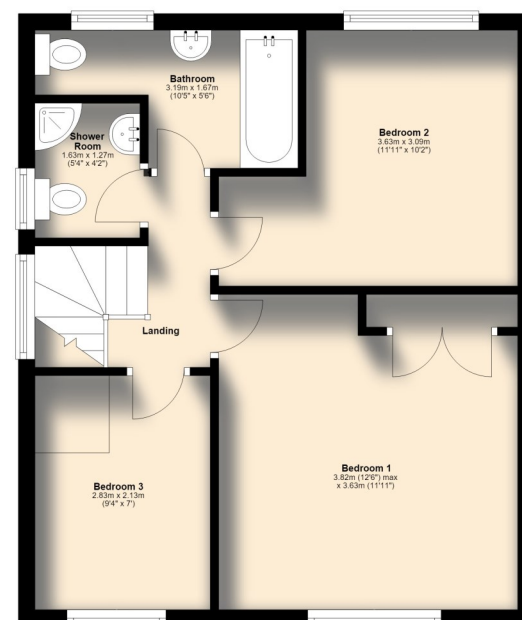
Ground Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



First Floor

Approx. 41.1 sq. metres (441.9 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



Draft Details – Not Approved & Subject To Change



SEMI DETACHED HOUSE
THREE BEDROOMS
KITCHEN/DINER
BATHROOM
SEPARATE SHOWER ROOM
WELL PRESENTED
DRIVEWAY

95 Efford Lane, Efford,
Plymouth, PL3 6LT

We feel you may buy this property because...

‘Of the well presented accommodation on offer and also the lovely kitchen/diner.’

£250,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway

Outside Space
Enclosed Garden

Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,500
Home or Investment
Property: £15,000

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 this well-presented and spacious semi-detached house, which would make the perfect first time or family property. The accommodation comprises porch, entrance hall, bay fronted living room, kitchen/diner, three bedrooms, bathroom and a shower room. Externally there is a good-sized rear garden and a driveway offering off road parking. Further benefits include central heating, double glazing and to the front there are distant views towards Plymouth Sound. Plymouth Homes advise an early viewing to fully appreciate this well-presented home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE
A glazed entrance door opens into the porch.

PORCH
With double glazed windows to the front and side, door opening into the entrance hall.

ENTRANCE HALL
With double glazed window to the side, radiator, stairs rising to the first – floor landing.

LIVING ROOM
4.57m (15') max x 3.98m (13'1")
A lovely bay fronted reception room with double glazed window to the front, two radiators.

KITCHEN/DINER
5.85m (19'2") x 3.11m (10'2")
Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, built-in dishwasher, plumbing for washing machine, fitted eye level oven and four ring hob with wall mounted cooker hood, built-in microwave, double glazed window to the rear, tiled splashbacks, radiator, storage cupboard with suitable space for fridge/freezer, storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water.



FIRST FLOOR

LANDING
With double glazed window to the side, access to the loft space.

BEDROOM 1
3.82m (12'6") max x 3.63m (11'11")
A lovely sized double size bedroom with double glazed window to the front, radiator, storage cupboard, distant views towards Plymouth Sound and Staddon Heights.

BEDROOM 2
3.63m (11'11") max x 3.09m (10'2")
A second double bedroom with double glazed window to the rear.

BEDROOM 3
2.83m (9'4") x 2.13m (7')
A single bedroom with double glazed window to the front.

BATHROOM
3.19m (10'5") x 1.67m (5'6")
Fitted with a three piece suite comprising panelled bath with shower above and folding glass screen, pedestal wash hand basin, low-level WC, tiled splashbacks, obscure double-glazed windows to the rear, chrome radiator/towel rail.



SHOWER ROOM
1.63m (5'4") x 1.27m (4'2")

Fitted with a three piece suite comprising shower cubicle with shower above, low level WC, pedestal wash hand basin, chrome towel rail, radiator, tiled splashbacks, obscure double-glazed window to the side.

OUTSIDE:
FRONT
The front of the property is approached via a driveway with steps leading to the front porch. There is also a raised area of stone chippings and a gate to the rear garden.

REAR
A particular feature of the property is the large rear garden measuring **8.53m (28'02") in width x 15.54m (51'01") in length**. The garden is mostly laid to lawn with a paved seating area, built in storage sheds and all enclosed by wooden fencing.

PARKING
There is off road parking for one vehicle.

