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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

09/I/26 6057

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

Draft Details – Not Approved & Subject To Change



**27 Orchard Crescent, Oreston,
Plymouth, PL9 7NF**

We feel you may buy this property because...

‘Of the secluded residential position and spacious accommodation on offer.’

£135,000

MODERNISATION REQUIRED

SECLUDED POSITION

FIRST FLOOR FLAT

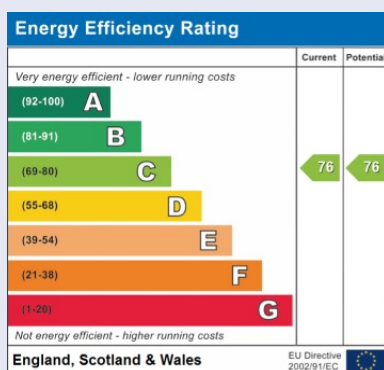
TWO DOUBLE BEDROOMS

LARGE LIVING ROOM

GARDEN AREA

NO ONWARD CHAIN

www.plymouthhomes.co.uk



Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking

Outside Space
Garden area

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: £200
Home or Investment
Property: £6,950

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...

Set within a secluded residential position within Oreston, this spacious, first floor flat requires modernisation throughout and is offered for sale with no onward chain. Internally the well-proportioned accommodation offers a private entrance and landing, large living room, two good sized double bedrooms, kitchen and bathroom. Further benefits include double glazing, central heating, an area of garden and the flat is being sold with a share of the freehold. Plymouth Homes advise an early viewing to appreciate the position and potential on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a private, part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With stairs rising to the first-floor landing.

FIRST FLOOR

LANDING

With double glazed window to the side, radiator, access to the loft space, doors to all rooms.

LIVING ROOM

5.34m (17'6") x 3.28m (10'9")

A spacious reception room with double glazed window to the front, coal effect electric fire set within a wooden surround, radiator, picture rail.

KITCHEN

4.13m (13'6") x 1.82m (6')

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 boiler serving the heating system and domestic hot water, spaces for upright fridge/freezer, washing machine and cooker, double glazed window to the rear, radiator, built in storage cupboard.

BEDROOM 1

4.44m (14'7") x 3.19m (10'6")

A large double bedroom with double glazed windows to the front and side, built in storage cupboard, radiator.

BEDROOM 2

3.19m (10'6") x 3.10m (10'2")

A second double bedroom with double glazed window to the rear, radiator, built in storage cupboard.

BATHROOM

3.10m (10'2") max x 1.35m (4'5")

Fitted with a three-piece suite comprising panelled bath, pedestal wash hand basin, low-level, tiled splashbacks, extractor fan, obscure double-glazed window to the rear, radiator.



OUTSIDE:

FRONT

From the front the property is approached via a shared pathway from the roadside, leading to the private main entrance and an outside storage cupboard.

REAR

At the rear the property benefits from an allocated half of the garden.

LEASEHOLD

Please note the property is being sold as a leasehold property with a share of the freehold. The leasehold agreement is currently being prepared and any purchase will be subject to its completion.