

## Contact us

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### Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

### Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

### Our Property Reference:

20/C/26 5907

## 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.

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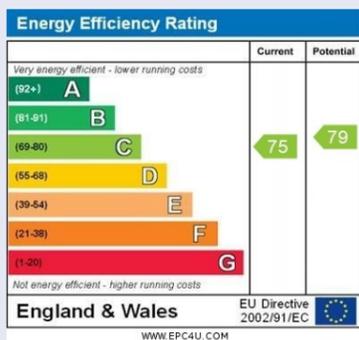
**11 Bramble Close, Higher Compton,  
Plymouth, PL3 6TR**

**CUL-DE-SAC LOCATION**  
**NO ONWARD CHAIN**  
**TWO BEDROOMS**  
**SOUTH WESTERLY GARDEN**  
**DRIVE & GARAGE**  
**DOUBLE GLAZING**  
**CENTRAL HEATING**

*We feel you may buy this property because...*  
'Of the lovely, secluded location and well-proportioned accommodation on offer.'

**Offers In Excess Of  
£210,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)



**Number of Bedrooms**

Two Bedrooms

**Property Construction**

Cavity Brick Walls

**Heating System**

Gas Central Heating

**Water Meter**

Yes

**Parking**

Driveway and Garage

**Outside Space**

South West Facing Garden

**Council Tax Band**

B

**Council Tax Cost 2025/2026**

Full Cost: £1,808.67

Single Person: £1,356.50

**Stamp Duty Liability**

First Time Buyer: Nil

Main Residence: £1,700

Home or Investment

Property: £12,200

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 cul-de-sac within Higher Compton, this deceptive terraced home is offered for sale with no onward chain and would make the perfect first-time home. Internally the accommodation boasts two good sized bedrooms, bathroom, living room with Juliette balcony and a good-sized kitchen. Further benefits include double glazing, central heating, a private driveway to a good-sized integral garage and a level, south westerly facing rear garden. Plymouth Homes would strongly advise an early viewing to appreciate this well-maintained home.

**The Accommodation Comprises...****GROUND FLOOR****ENTRANCE**

Entry is via a covered porch with a part glazed door into the entrance hall and pedestrian door into the garage.

**ENTRANCE HALL**

With radiator, wood effect laminate flooring, stairs rising to the first-floor landing.

**FIRST FLOOR****LANDING**

With radiator, stairs rising to the second-floor landing, doors into the kitchen and living room.

**LIVING ROOM**

**4.01m (13'2") x 3.71m (12'2")**

With radiator, wood effect laminate flooring, coving to ceiling, double glazed patio door to the front with a Juliet balcony.

**KITCHEN**

**3.71m (12'2") x 2.62m (8'7")**

Fitted with a matching range of base and eye level units with worktop space above, 1½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted boiler serving the heating system and domestic hot water, integrated fridge, freezer and dishwasher, free standing cooker with cooker hood above, double glazed window to the rear, radiator, wood effect laminate flooring, coving to ceiling, uPVC glazed double doors opening onto the rear garden.

**SECOND FLOOR****LANDING**

With air circulation system, access to the part boarded loft space, doors to all rooms.

**BEDROOM 1**

**3.71m (12'2") x 3.26m (10'8")**

A double bedroom with double glazed window to the front enjoying the distant views, radiator, wood effect laminate flooring, coving to ceiling.

**BEDROOM 2**

**3.71m (12'2") x 2.62m (8'7")**

A second double bedroom with double glazed window to the rear, radiator, wood effect laminate flooring, coving to ceiling, built in airing cupboard with electric heater.

**BATHROOM**

**2.74m (9') x 1.46m (4'9")**

Fitted with a three-piece suite comprising panelled bath with independent shower above, shower screen, wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, shaver point, coving to ceiling.

**OUTSIDE:****FRONT**

The front is approached via a private driveway measuring **6.13m (20'11") in length** and leading to the main entrance and the garage.

**REAR**

The rear opens to a level, enclosed and south westerly facing garden measuring **3.91m (12'9") in width x 14.78m (48'5") in length** with a paved seating area, lawn and mature trees and shrubs.

**INTEGRAL GARAGE**

**5.81m (19'1") x 2.69m (8'10")**

With up and over garage door to the driveway, fitted with a range of base and eye level units with worktop space above, water tap, power supply and lighting.

