

Contact us

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22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

North Plymouth and Residential Lettings Office
56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

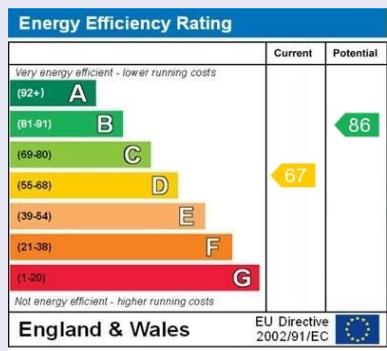
(01752) 772846

Email Us
info@plymouthhomes.co.uk

Website
www.plymouthhomes.co.uk

Opening Hours
Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
06/J/25 5808



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.



36 Durham Avenue, St Judes, Plymouth, PL4 8SP

We feel you may buy this property because...
'Of the popular location and well-presented accommodation.'

£210,000

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Solid Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

Courtyard Garden

Council Tax Band

B

Council Tax Cost 2025/2026

Full Cost: £1,808.67

Single Person: £1,356.50

Stamp Duty Liability

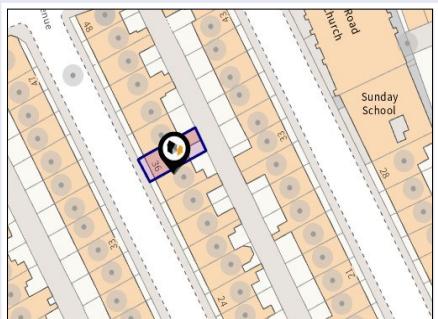
First Time Buyer: Nil

Main Residence: £1,700

Second 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...***

This classic period home is located within a popular central location and has been well maintained by the current owners. Internally the accommodation offers bay fronted lounge, kitchen/dining room, large bathroom and three bedrooms. Further benefits include double glazing and central heating. Plymouth Homes advise an early viewing to fully appreciate this lovely home.

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

A uPVC part glazed entrance door opens into the vestibule.

VESTIBULE

With tiled flooring, dado rail, coving to ceiling and part glazed door with stained glass panel opening into the entrance hall.

ENTRANCE HALL

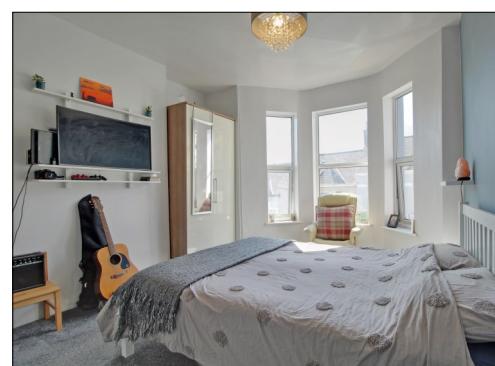
With radiator, dado rail, coving to ceiling and stairs rising to the first floor landing with decorative newel post and under-stairs storage cupboard.

LOUNGE**4.67m (15'4") x 4.10m (13'5")**

With double glazed bay window to the front, coal effect living flame effect gas fire set within a wooden surround, wooden flooring, picture rail, coving to ceiling and ceiling rose.

KITCHEN/DINING ROOM**4.10m (13'5") x 3.35m (11')**

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, under-unit lighting, integrated dishwasher, spaces for fridge/freezer and washing machine, fitted electric oven and five ring gas hob with stainless steel cooker hood above, radiator, wooden flooring, recessed ceiling spotlights and uPVC glazed double doors opening to the rear courtyard.

**BATHROOM****5.62m (18'5") x 2.31m (7'7") max**

A good sized bathroom fitted with a four piece suite comprising panelled bath, pedestal wash hand basin, double shower area with fitted shower above, low-level WC, tiled splashbacks, two obscure double glazed windows to the side, built in storage cupboard currently housing the tumble dryer, cupboard housing the wall mounted boiler serving the heating system and domestic hot water, tiled flooring and recessed ceiling spotlights.

FIRST FLOOR**LANDING**

With obscure double glazed window to the rear, built in storage cupboards, dado rail and access to the loft space.

BEDROOM 1**4.59m (15'1") x 3.58m (11'9")**

A double bedroom with double glazed bay window to the front and radiator.

BEDROOM 2**4.10m (13'5") x 2.95m (9'8")**

A second double bedroom with double glazed window to the rear, built in storage cupboards into alcoves, radiator and picture rail.

BEDROOM 3**2.75m (9') x 1.65m (5'5")**

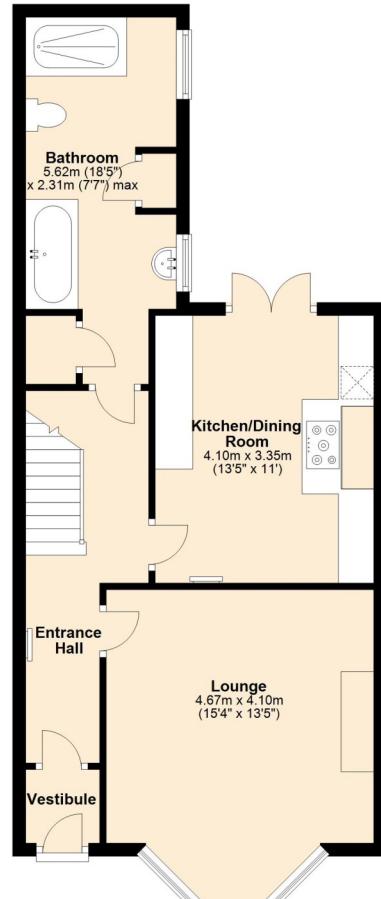
A single bedroom with double glazed window to the front, radiator and recessed ceiling spotlights.

OUTSIDE:**REAR**

From the kitchen/dining room uPVC glazed double doors open to wooden steps descending to a courtyard area measuring **4.53m (14'10") x 2.53m (8'3")** with artificial lawn, enclosed by walls and with a gate giving rear access to the service lane.

***Floor Plans...***

Ground Floor
Approx. 54.0 sq. metres (581.2 sq. feet)



First Floor
Approx. 43.4 sq. metres (466.9 sq. feet)

