

## Contact us

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

## Opening Hours

Monday - Friday  
9.15am—5.30pm

## Saturday

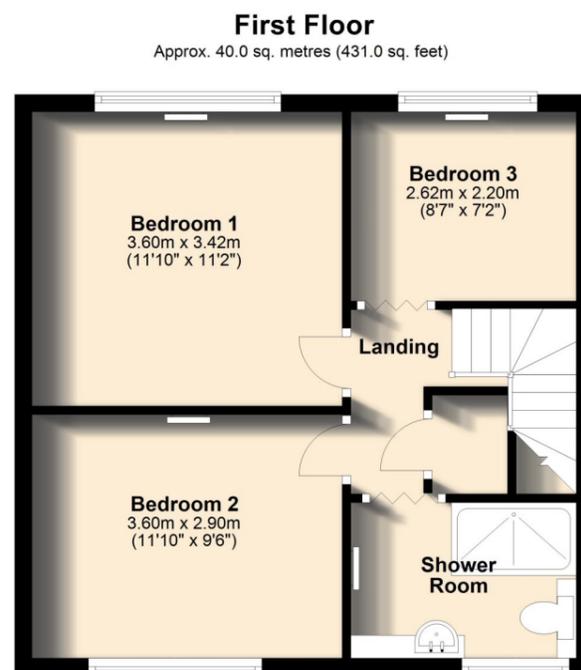
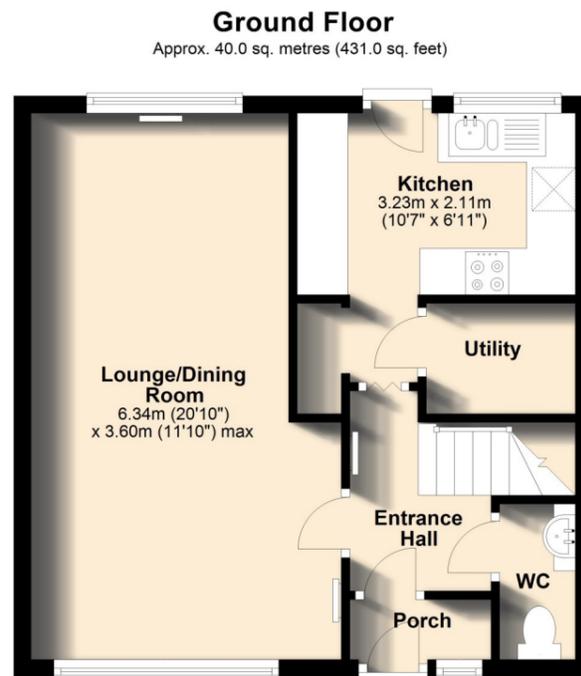
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

12/A/26 5853

## 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.

| Energy Efficiency Rating                    | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England, Scotland & Wales

EU Directive 2002/91/EC

PLYMOUTH  
**HOMES** ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



BEAUTIFULLY PRESENTED  
CUL-DE-SAC POSITION  
THREE BEDROOMS  
SPACIOUS LIVING ROOM  
REFITTED KITCHEN  
SINGLE GARAGE  
CENTRAL HEATING

24 Humber Close, Deer Park,  
Plymouth, PL3 6SL

*We feel you may buy this property because...*

'Of the spacious, well presented accommodation and popular residential location.'

Guide Price  
**£220,000 - £230,000**

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

### Number of Bedrooms

Three Bedrooms

### Property Construction

Cavity Brick Walls

### Heating System

Gas Central Heating

### Water Meter

Yes

### Parking

Single Garage

### Outside Space

Rear 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

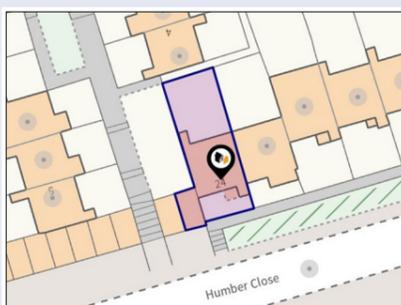
Main Residence: £1,900

Home or Investment

Property: £12,900

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 beautifully presented, end terraced property is located within a cul-de-sac. Internally the spacious accommodation comprises lounge/dining room, modern re-fitted kitchen with breakfast bar, a downstairs wc, three good sized bedrooms and a shower room. Further benefits include double glazing, central heating and externally there is a private garage and a decked rear garden.

### The Accommodation Comprises...

#### GROUND FLOOR

##### ENTRANCE

Entry is via a uPVC part glazed entrance door opening into the entrance porch.

##### PORCH

With obscure double-glazed window to the front, door into the entrance hall.

##### ENTRANCE HALL

With radiator and stairs rising to the first-floor landing.

##### LOUNGE/DINING ROOM

**6.34m (20'10") x 3.60m (11'10") max**

A lovely spacious reception room with double glazed windows to the front and rear, two radiators, wood effect laminate flooring,

##### KITCHEN

**3.23m (10'7") x 2.11m (6'11")**

Refitted with a matching range of base and eye level units with wooden worktops above, breakfast bar, 1 ½ bowl sink unit with single drainer and mixer tap, tiled splashbacks, integrated dishwasher, recess for upright fridge/freezer, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed window to the rear, wood flooring, extractor fan, uPVC half glazed door opening to the rear garden, door to the understairs cupboard/utility.

##### UNDERSTAIRS CUPBOARD/UTILITY

**1.73m (5'8") x 1.28m (4'2")**

Offering storage space and with plumbing for washing machine.



##### DOWNSTAIRS WC

Fitted with a two-piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks.

##### FIRST FLOOR

##### LANDING

Built in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water.

##### BEDROOM 1

**3.60m (11'10") x 3.42m (11'2")**

A double bedroom with double glazed window to the rear, radiator.

##### BEDROOM 2

**3.60m (11'10") x 2.90m (9'6")**

A second double bedroom with double glazed window to the front, radiator.

##### BEDROOM 3

**2.62m (8'7") x 2.20m (7'2")**

A single bedroom with double glazed window to the rear, radiator.

##### SHOWER ROOM

**2.62m (8'7") x 1.81m (5'11")**

Fitted with a three-piece suite comprising double shower enclosure with fitted electric shower above, vanity wash hand basin with cupboard storage below, low-level WC, extractor fan, tiled surround, obscure double-glazed window to the front, radiator, access to the loft space.

##### OUTSIDE:

##### FRONT

The front of the property is approached via steps and a shared walkway from the roadside which leads to a private path and steps descending to the covered main entrance. There is a useful storage shed and a paved front garden with gravelled and raised flower borders.

##### REAR

The rear opens to a tiered garden measuring **6.52m (21'4") in width x 9.03m (29'7") in length**. A decked seating area adjoins the rear of the property and also accesses an outside storage shed. Steps then descend to a lower gravelled garden area with and access to the rear service lane.

##### GARAGE

To the left side of the property is a private single garage with up and over garage door and measuring **2.75m (9') x 4.84m (15'10")**.

