

Contact us  
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Floor Plans...

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Opening Hours

Monday-Friday

9.15am-5.30pm

Saturday

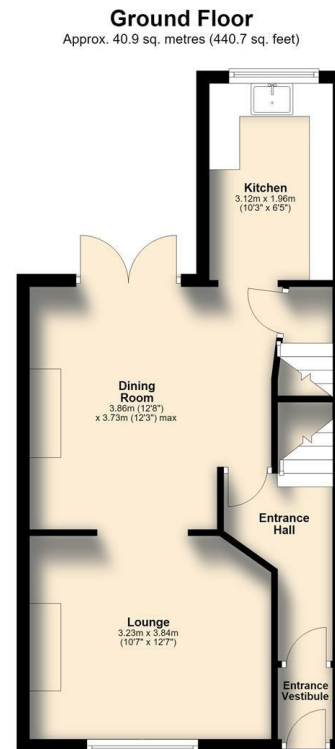
9.00am-4.00pm

(Central Plymouth Office Only)

Our Property  
Reference:  
19632945

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. 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



- SECLUDED POSITION
- CHARMING COTTAGE
- THREE RECEPTIONS
- THREE BEDROOMS
- OPEN REAR OUTLOOK
  - LOVELY GARDEN
- FOUR-PIECE BATHROOM
- ENERGY RATING: BAND D

51 Brookingfield Close, Plympton,  
Plymouth, PL7 1RA

We feel you may buy this property because....  
'Of the secluded position and charming cottage appeal.'

£240,000

www.plymouthhomes.co.uk

## Number of Bedrooms

3

## Property Construction

[Add text here](#)

## Heating System

[Add text here](#)

## Water Meter

[Add text here](#)

## Parking

[Add text here](#)

## Outside Space

[Add text here](#)

## Council Tax Band

## Council Tax Cost 2021/2022

Full Cost: [Add text here](#)

Single Person: [Add text here](#)

## Stamp Duty Liability

First Time Buyer: [Add text here](#)

Main Residence: [Add text here](#)

Second Home of  
Investment Property: [Add text here](#)

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

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

## Introducing

This charming, character cottage is situated within a secluded position within Plympton and enjoys a rear outlook across playing fields. Internally the property offers a lounge, dining room, kitchen, three bedrooms, a four-piece bathroom suite and a versatile basement room ideally suited as a family/movie room or potential home office. Further benefits include double glazing, central heating and to the rear is a lovely rear garden also enjoying the rear outlook. Plymouth Homes advise an early viewing to fully appreciate this lovely home.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

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

#### ENTRANCE VESTIBULE

With wooden floorboards and door into the entrance hall.

#### ENTRANCE HALL

With radiator, wooden floorboards, stairs rising to the first-floor landing, door opening into the dining room.

#### DINING ROOM

12'7" x 12'2" max

With radiator, wooden floorboards, decorative beamed ceiling, uPVC glazed double doors opening to the rear of the property, open plan to the lounge and kitchen, understairs door and stairs descending to the basement.

#### LOUNGE

12'7" x 10'7"

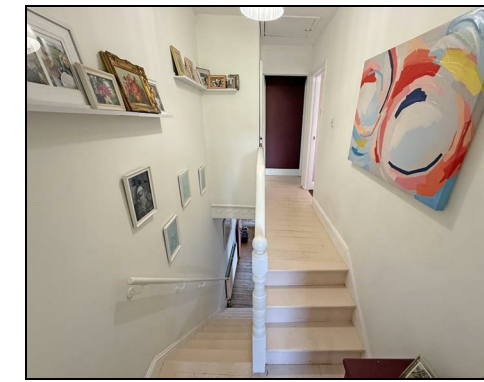
With double glazed window to the front, decorative feature fireplace, wooden floorboards, decorative beamed ceiling, radiator.

#### KITCHEN

10'2" x 6'5"

Fitted with a matching range of base and eye level units with wooden worktops above, butler style sink unit with mixer tap, tiled splashbacks, spaces for upright fridge/freezer and cooker, double glazed window to the rear enjoying the outlook across playing fields, wooden floorboards, recessed ceiling spotlights.

### FIRST FLOOR



### LANDING

With built in storage cupboard, wooden floorboards and access to the loft space.

### BEDROOM 1

12'3" x 9'9"

A double bedroom with double glazed window to the rear enjoying the outlook across playing fields, radiator, wooden floorboards, coving to ceiling.

### BEDROOM 2

10'5" x 9'9"

A second double bedroom with double glazed window to the front, wooden floorboards, coving to ceiling.

### BEDROOM 3

10'7" max x 5'8"

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

### BATHROOM

10'2" x 6'5"

Fitted with a lovely four-piece suite comprising panelled bath, vanity wash hand basin with cupboard storage below, shower cubicle with fitted shower over and glass block partition, low-level WC, tiled splashbacks, extractor fan, double glazed window to the rear enjoying the outlook, radiator.

### BASEMENT

From the dining room an understairs door and staircase descend into the family room.

### FAMILY/MOVIE ROOM

15'4" max x 11'2" max

A versatile room with radiator, recessed ceiling spotlights, cupboard housing the wall mounted boiler serving the heating system and domestic hot water, uPVC glazed door

opening to the rear, door opening into a useful cellar storage area with restricted head height.

### OUTSIDE

#### REAR

From the dining room the property opens to a decked seating area with steps descending to a tiered garden with gravelled and paved garden areas, flower borders, vegetable garden, all enjoying the rear outlook across playing fields, enclosed by walls and with a gate giving rear access and external power point.

#### AGENT'S NOTE

These sales particulars are only in draft format and have yet to be approved by the seller. They are therefore subject to change.

