

Contact us

Central Plymouth Office
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Email Us
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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:
30/C/26 5916

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.

PLYMOUTH
HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



POPULAR LOCATION
SPACIOUS LIVING ROOM
2 DOUBLE BEDROOMS
GARAGE & PARKING
WEST FACING GARDEN
CENTRAL HEATING
NO ONWARD CHAIN

**2 Cunningham Road, Tamerton Foliot,
Plymouth, PL5 4PS**

We feel you may buy this property because...
'Of the popular location, well-presented accommodation and having no onward chain.'

**Offers In Excess Of
£180,000**

www.plymouthhomes.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Number of Bedrooms

Two Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

TBC

Parking

On Street Parking and
Garage

Outside Space

West Facing Rear Garden

Council Tax Band

A

Council Tax Cost 2025/2026

Full Cost: £1,550.28

Single Person: £1,162.71

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £1,100

Home or Investment

Property: £10,100

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

Introducing...

This spacious, well-presented home enjoys a west facing garden and a single garage, with parking in front, located nearby. Internally the property offers entrance hall, kitchen, living room, two double bedrooms and a bathroom. Further benefits include double glazing and central heating. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via an open plan porch accessing the main entrance and a useful outside storage cupboard.

ENTRANCE HALL

With radiator, stairs rising to the first-floor landing, built in storage cupboard, doors into the kitchen and living room.

KITCHEN

2.72m (8'11") x 2.46m (8'1")

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, extractor fan, spaces for fridge/freezer, washing machine and cooker, double glazed window to the front, window into the living room, radiator.

LIVING ROOM

5.24m (17'2") x 4.56m (15') max

A good-sized living room with double glazed window to the rear, two radiators, uPVC half glazed door opening to the garden, three built in storage cupboards.

FIRST FLOOR

LANDING

Accessing a walk in storage cupboard measuring 1.33m (4'4") x 1.23m (4') with access to the loft space with retracting loft ladder. The loft also houses the wall mounted boiler serving the heating system and domestic hot water.

BEDROOM 1

4.56m (15') x 3.07m (10'1") max

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

BEDROOM 2

3.83m (12'7") x 2.61m (8'7")

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



BATHROOM

1.98m (6'6") x 1.86m (6'1")

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, wall mounted wash hand basin, low-level WC, tiled splashbacks, extractor fan, obscure double glazed window to the front, radiator.

OUTSIDE:

FRONT

The front of the property is accessed with a front decked garden area leading to the covered porch.

REAR

The rear opens to a westerly facing garden measuring **5.52m (18'1") at longest x 4.95m (16'3") at widest**. The garden comprises paved and gravelled areas, enclosed by wall and fencing.

GARAGE

The property benefits from a single garage within the block of garages directly in front of the property. In front of the garage is also parking measuring **4.47m (14'8") in length**.

ESTATE CHARGE

We're informed there is an estate charge of £195 per year.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.



Floor Plans...

