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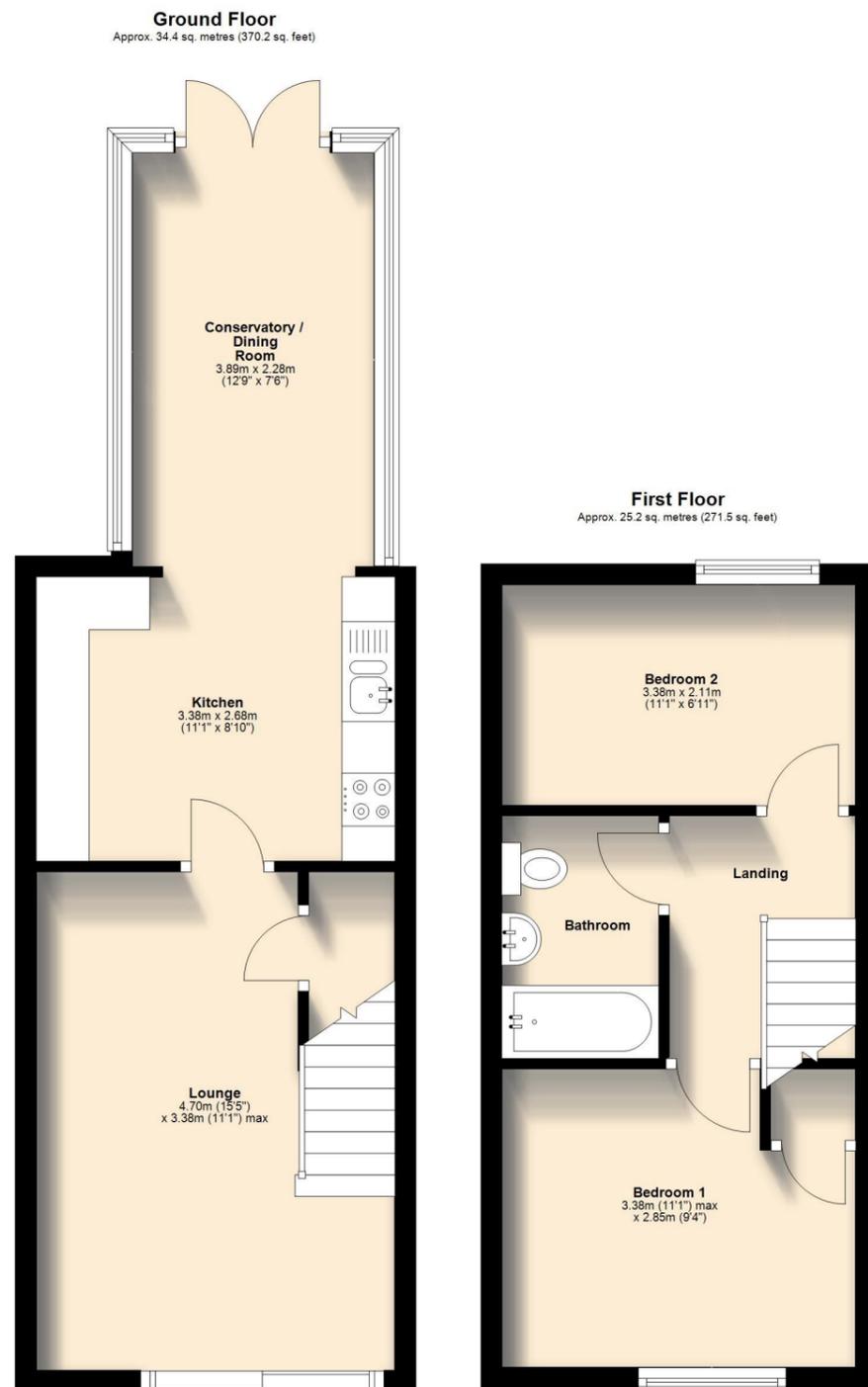
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Opening Hours
Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

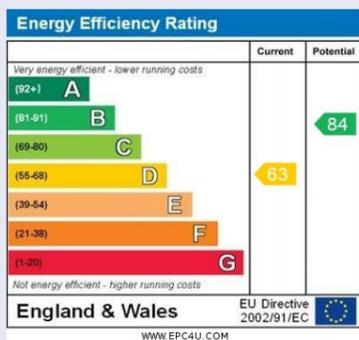
Our Property Reference:
23/C/26 5910

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.



PLYMOUTH HOMES ESTATE AGENTS



TWO BEDROOMS
GAS CENTRAL HEATING
LARGE CONSERVATORY/
DINING ROOM
ALLOCATED PARKING
FRONT AND GARDENS
CUL DE SAC LOCATION
NO ONWARD CHAIN

**6 Butler Close, Southway,
Plymouth, PL6 6PL**

We feel you may buy this property because...
'This desirable modern home has a large conservatory/dining room opening from the kitchen, providing a social dining and entertaining space.'

£195,000

www.plymouthhomes.co.uk

Number of Bedrooms

Two Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Allocated Parking Space

Outside Space

Front and Rear Gardens

Council Tax Band

B

Council Tax Cost 2025/2026

Full Cost: £1,808.67

Single Person: £1,356.50

Stamp Duty Liability

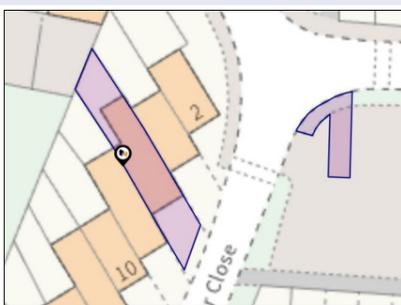
First Time Buyer: Nil

Main Residence: £1,400

Home or Investment

Property: £11,150

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 well presented modern home is positioned in a cul de sac and benefits from a large conservatory/dining room to the rear. The accommodation comprises: lounge, kitchen with integrated appliances, conservatory/dining room, two bedrooms and a bathroom. Externally the property has low maintenance gardens to the front and rear and an allocated parking space. Offered for sale with no onward chain, Plymouth Homes highly recommend this ideal first time home or investment property.

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

Sliding entrance door opening to:

LOUNGE**4.70m (15'5") x 3.38m (11'1") max**

Radiator set in decorative housing, coved ceiling with recessed spotlights, stairs to the first floor landing with an under-stairs storage cupboard, door to:

KITCHEN**3.38m (11'1") x 2.68m (8'10")**

Fitted with a matching modern base and eye level units, worksurfaces incorporating a stainless steel sink unit with a single drainer and mixer tap, integrated fridge and freezer, plumbing for washing machine, electric oven with a four ring gas hob and cooker hood above, ceramic tiled floor, coved ceiling, tiled walls, open plan to:

CONSERVATORY / DINING ROOM**3.89m (12'9") x 2.28m (7'6")**

Good size conservatory/dining room with a polycarbonate roof, radiator, double glazed patio doors opening to the rear garden.

FIRST FLOOR**LANDING**

Access to the boarded loft, with a retractable ladder, that houses the gas combination boiler.

**BEDROOM 1****3.38m (11'1") max x 2.85m (9'4")**

Double glazed window to the front, radiator, over stairs storage cupboard.

BEDROOM 2**3.38m (11'1") x 2.11m (6'11")**

Double glazed window to the rear, radiator, dado rail, coved ceiling.

BATHROOM

Suite comprising: panelled bath with a overhead rain shower and hand held shower attachment, pedestal wash hand basin, low-level WC, tiled walls, tiled walls.

OUTSIDE**FRONT**

To the front of the property is a gravelled front garden, with a path leading to the covered entrance.

PARKING

Allocated parking space, plus additional on street parking to the front of the property.

REAR**4.88m (16') x 3.71m (12'2")**

The rear garden is west facing, has been gravelled for ease of maintenance and is enclosed by fencing.

AGENT'S NOTE

The seller of this property is in a relationship with a family member of a Director of Plymouth Homes.

