

Contact us

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PL4 7AA
(01752) 514500

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(01752) 772846

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

Our Property Reference:
06/E/26 5948

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



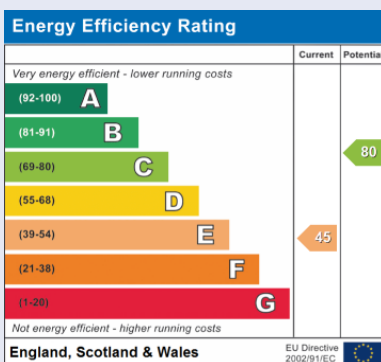
**15 Sithney Street, St Budeaux,
Plymouth, PL5 1HB**

**IDEAL FIRST HOME
TWO BEDROOMS
SEPARATE DINING ROOM
IN NEED OF MODERNISATION
PLENTY OF POTENTIAL
ENCLOSED COURTYARD
DOUBLE GLAZING**

*We feel you may buy this property because...
'Of the potential to put your own mark on this ideal
first time purchase.'*

£140,000

www.plymouthhomes.co.uk



Number of Bedrooms

Two Bedrooms

Property Construction

Solid Brick Walls

Heating System

Night Storage Heaters

Water Meter

Yes

Parking

On Street Parking

Outside Space

Enclosed Courtyard

Council Tax Band

A

Council Tax Cost 2026/2027

Full Cost: £1,627.90

Single Person: £1,220.93

Stamp Duty Liability

First Time Buyer: Nil

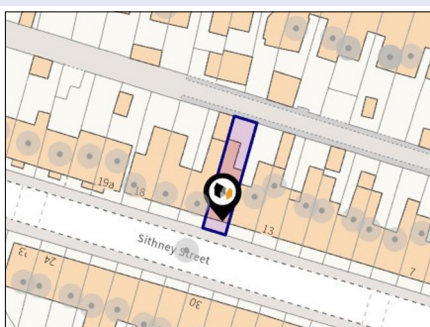
Main Residence: £300

Home or Investment

Property: £7,300

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...

Plymouth Homes are delighted to present to the market this charming mid terraced house which requires modernisation and upgrading but has plenty of potential. Being offered to the market with no onward chain, the accommodation comprises entrance vestibule, living room, dining room, kitchen, lean to, shower room and two double bedrooms. The property is double glazed throughout and benefits from night storage heaters. Externally there is an enclosed courtyard garden with storage shed. Plymouth Homes would strongly recommend an internal inspection to appreciate the potential and accommodation on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE VESTIBULE

With door opening into the entrance hall.

ENTRANCE HALL

With stairs rising to the first-floor landing with an under-stairs storage cupboard.

LIVING ROOM

3.42m (11'3") x 3.15m (10'4")

With double glazed window to the front, coving to ceiling, night storage heater, door to dining room.

DINING ROOM

4.18m (13'9") x 2.87m (9'5")

With double glazed window to the rear, night storage heater, coving to ceiling.

KITCHEN

3.33m (10'11") x 2.46m (8'1")

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, space for cooker, double glazed window to the side.

LEAN TO

1.89m (6'2") x 1.86m (6'1")

A useful lean to with access to rear garden.

UTILITY AREA

1.49m (4'11") x 1.02m (3'4")

With plumbing for washing machine, coving to ceiling, door to shower room.

SHOWER ROOM

2.52m (8'3") Max x 2.26m (7'5")

Fitted with a three piece suite comprising shower area with shower over and shower screen, low-level WC, part tiled walls, obscure window to the rear and side, wash-hand basin.

FIRST FLOOR

LANDING

With double glazed window to the rear, night storage heater, access to loft space.

BEDROOM 1

4.45m (14'7") x 3.15m (10'4")

A good sized double bedroom with two double glazed windows to the front, night storage heater, coving to ceiling.

BEDROOM 2

4.18m (13'9") x 2.88m (9'5")

A further double sized bedroom with double glazed window to rear, night storage heater, coving to ceiling.

OUTSIDE:

REAR

The rear of the property opens to an enclosed courtyard garden measuring approximately **9.14m (30'09) in length x 4.26m (14'11") in width** with access to outside storage sheds and gate opening to the rear service lane.

Floor Plans...

