

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA
(01752) 514500

North Plymouth and
Residential Lettings Office
56 Morshead Road
Crownhill
Plymouth
PL6 5AQ
(01752) 772846

Email Us
info@plymouthhomes.co.uk

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:
23/B/26 5884

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.

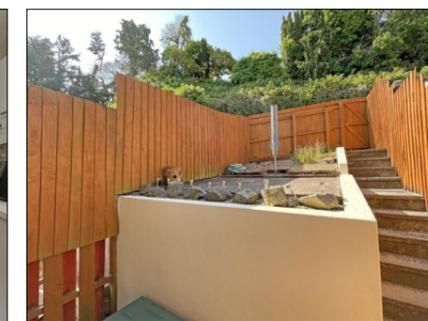
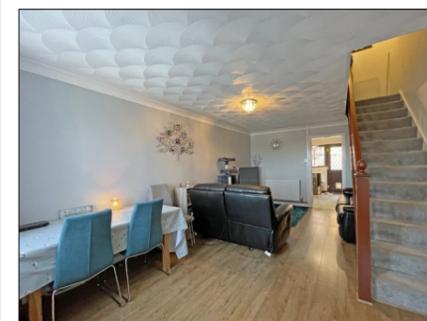
Need an EPC?

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



**65 Coombe Way, Kings Tamerton,
Plymouth, PL5 2HA**

POPULAR LOCATION
DECEPTIVELY SPACIOUS
TWO BEDROOMS
LOUNGE/DINING ROOM
REFITTED KITCHEN
ENCLOSED GARDEN
ALLOCATED PARKING

We feel you may buy this property because...
'The house would make the ideal first-time home or investment property.'

£180,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	80

England & Wales EU Directive 2002/91/EC
WWW.EPC4U.COM

Number of Bedrooms

Two Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Allocated Parking

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

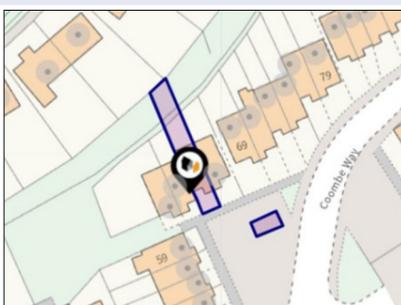
Main Residence: £1,100

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.

Title Plan Guideline



Introducing...

This terraced property would make the ideal first-time home or investment property. Internally the accommodation offers lounge/dining room, a refitted modern kitchen, two double bedrooms and a bathroom. Further benefits include double glazing, central heating and externally there is an enclosed rear garden and an allocated parking space located to the front. Plymouth Homes recommend and early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

PORCH

With double glazed leaded window to the front, half height storage cupboard, wood effect laminate flooring, coving to ceiling, door opening into the lounge/dining room.

LOUNGE/DINING ROOM

5.54m (18'2") x 3.60m (11'10")

A good-sized reception space with double glazed leaded window to the front, two radiators, wood effect laminate flooring, coving to ceiling, stairs rising to the first-floor landing with under-stairs recess, door opening into the kitchen.

KITCHEN

3.60m (11'10") x 2.81m (9'2")

Refitted with a matching range of modern base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, splashbacks, wall mounted boiler serving the heating system and domestic hot water, spaces for washing machine, cooker and upright fridge freezer, double glazed leaded window to the rear, radiator, wood effect laminate flooring, and uPVC half glazed door opening onto the rear garden.

FIRST FLOOR

LANDING

With radiator, coving to ceiling and access to the loft space with retracting ladder.



BEDROOM 1

3.60m (11'10") max x 3.24m (10'8")

A good-sized double bedroom with double glazed window to the front, built in wardrobes, radiator, coving to ceiling.

BEDROOM 2

3.60m (11'10") x 2.57m (8'5")

A second double bedroom with double glazed leaded window to the rear, radiator, coving to ceiling.

BATHROOM

2.43m (8') x 1.64m (5'5")

Fitted with a three-piece suite comprising panelled bath with separate shower above, vanity wash hand basin with cupboard storage below, low-level WC, tiled surround, extractor fan, radiator, tiled flooring, coving to ceiling.

OUTSIDE:

FRONT

At the front of the property there is a gravelled garden area with steps rising to the main entrance.

REAR

The rear opens to a tiered and enclosed garden measuring 7.16m (23'5") x 3.67m (12'). The garden comprises gravelled and paved areas, enclosed by fencing with a gate giving rear access.

PARKING

The property benefits from an allocated parking space located to the front of the property.

Floor Plans...

