

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:

30/A/26 5871

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



**39 Butt Park Road, Honicknowle,
Plymouth, PL5 3NP**


We feel you may buy this property because...

'Of the charming and well presented accommodation on offer aswell as the fantastic roof terrace.'

£175,000

**TWO BEDROOMS
WELL PRESENTED
SEPARATE LOUNGE
KITCHEN/DINING ROOM
ENCLOSED GARDEN
ROOF TERRACE**

www.plymouthhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Number of Bedrooms
Two Bedrooms

Property Construction
Solid Stone Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking

Outside Space
Roof Terrace and 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: £1,000
Home or Investment
Property: £9,750

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 most well presented and charming terraced cottage, which will suit first time buyers and investors. Internally, the property comprises entrance porch, lounge, kitchen/dining room and shower room. Stairs rise to the first floor where there are two double bedrooms. Externally, from bedroom two, there is access to a fantastic roof terrace. Externally, the property has an enclosed westerly facing rear garden. Plymouth Homes would strongly recommend an internal inspection to appreciate the accommodation and location on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

PORCH

With windows to either side and door proving access into the lounge.

LOUNGE

4.19m (13'9") x 3.26m (10'8")

With double glazed window to the front, decorative fireplace, radiator, wood effect laminate flooring, door opening into the kitchen/dining room.

KITCHEN/DINING ROOM

4.19m (13'9") x 3.74m (12'3")

Fitted with a matching range of base and eye level units with worktop space above, 1+1/2 bowl sink unit with single drainer and mixer tap, tiled splashbacks, recess with space for washing machine and tumble dryer, fitted electric oven and four ring electric hob, radiator, stairs rising to the first floor landing, uPVC glazed double doors opening to the garden, door into the shower room.

SHOWER ROOM

2.59m (8'6") x 2.04m (6'8")

Fitted with a three-piece white suite comprising shower cubicle with fitted shower above, vanity wash hand basin with cupboard storage below, low-level WC, double-glazed window to the rear, radiator.



FIRST FLOOR

BEDROOM 1

4.19m (13'9") x 3.20m (10'6")

A double bedroom with double glazed window to the front, decorative fireplace, radiator and access to a spacious loft area ideal for storage.

BEDROOM 2

3.12m (10'3") x 2.85m (9'4")

A second double bedroom with radiator, cupboard housing the wall mounted boiler serving the heating system and domestic hot water, uPVC glazed door opening onto the roof terrace.

ROOF TERRACE

4.50m (14'9") max x 3.58m (11'9") max

An enclosed westerly facing roof terrace, overlooking the garden and enclosed by wooden railings.

OUTSIDE:

FRONT

The property is approached via a pathway with small garden area leading to the entrance porch.

REAR

The rear opens to an enclosed garden measuring 9.80m (32'2") in length x 4.32m (14'2") in width, comprising decked and paved areas with a flower border and door giving rear access to the service lane.

