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**Opening Hours**

**Monday - Friday**

**9.15am—5.30pm**

**Saturday**

**9.00am—4.00pm**

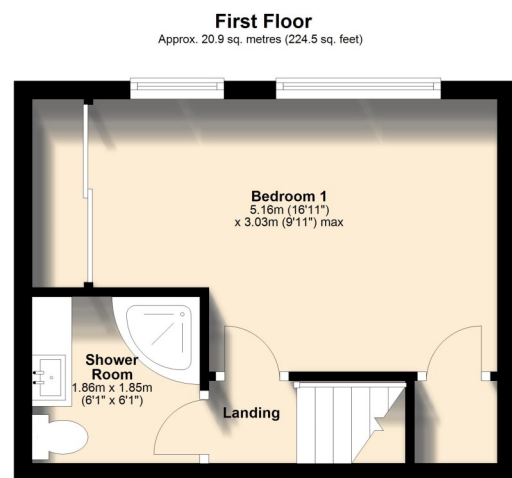
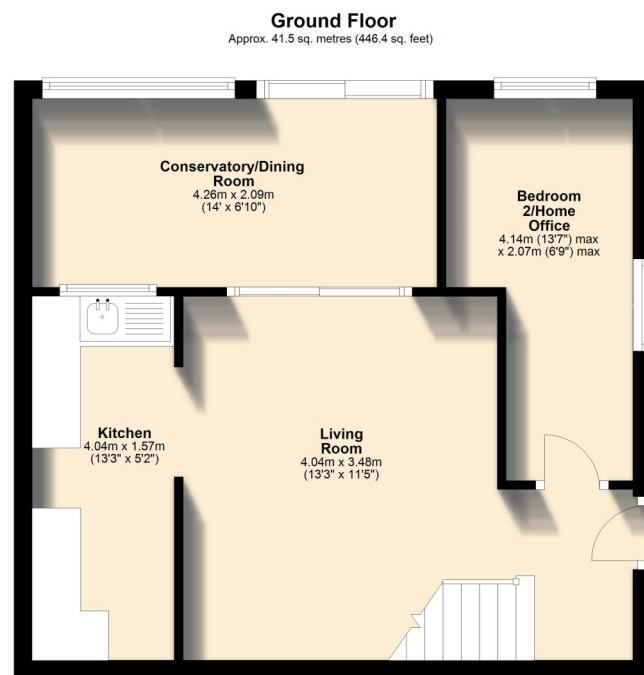
(Central Plymouth Office Only)

**Our Property Reference:**

**02/D/26 5922**

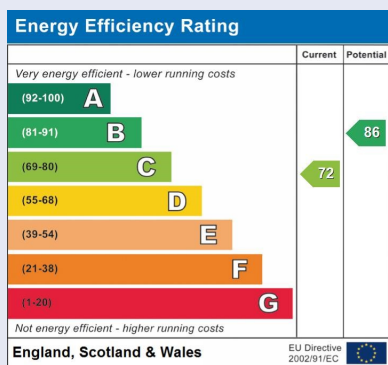


**Floor Plans...**



**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



**52 Truro Drive, Badgers Wood,  
 Plymouth, PL5 4PB**

- EXTENDED HOME**
- SECLUDED POSITION**
- TWO RECEPTIONS**
- LARGE BEDROOM**
- BEDROOM/HOME OFFICE**
- LARGE REAR GARDEN**
- NO ONWARD CHAIN**

*We feel you may buy this property because...  
 'Of the secluded position, large garden and deceptive accommodation.'*

**£185,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

**Number of Bedrooms**  
One/Two Bedrooms

**Property Construction**  
Timber Framed Construction

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
Allocated Parking

**Outside Space**  
Large Garden

**Council Tax Band**  
B

**Council Tax Cost 2026/2027**  
Full Cost: £1,899.22  
Single Person: £1,424.42

**Stamp Duty Liability**  
First Time Buyer: Nil  
Main Residence: £1,200  
Home or Investment  
Property: £10,450

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...

Offered for sale with no onward chain, this deceptive and extended home enjoys a secluded position and large rear garden. Internally the accommodation offers a living room, conservatory/dining room, ground floor second bedroom/home office, kitchen, good sized double bedroom and a modern shower room. Further benefits include double glazing, central heating and externally there is an allocated parking space located nearby. Plymouth Homes advise an early viewing to fully appreciate the layout and position of this perfect first-time home.

#### The Accommodation Comprises...

##### GROUND FLOOR

###### ENTRANCE

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

###### LIVING ROOM

**4.04m (13'3") x 3.48m (11'5")**

A good-sized reception space with radiator, stairs rising to the first-floor landing, open plan into the kitchen, doors into bedroom 2 and the conservatory.

###### KITCHEN

**4.04m (13'3") x 1.57m (5'2")**

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, spaces for fridge/freezer, washing machine and cooker, pull out cooker hood, double glazed window to the conservatory, tiled flooring.

###### CONSERVATORY/DINING ROOM

**4.26m (14') x 2.09m (6'10")**

With double glazed windows to the rear, radiator, polycarbonate roof, lighting and power point, double glazed patio door opening onto the rear garden.



###### BEDROOM 2/HOME OFFICE

**4.14m (13'7") max x 2.07m (6'9") max**

A versatile room that could make a single bedroom or home office/workspace, with double glazed windows to the side and rear, radiator.

##### FIRST FLOOR

###### LANDING

###### BEDROOM 1

**5.16m (16'11") x 3.03m (9'11") max**

A good-sized double bedroom with two double glazed windows to the rear overlooking the garden, built in wardrobe also housing the wall mounted boiler serving the heating system domestic hot water, access to the part boarded loft space with retracting ladder and light, over stairs storage cupboard.

###### SHOWER ROOM

**1.86m (6'1") x 1.85m (6'1")**

Fitted with a three-piece suite comprising shower cubicle, vanity wash hand basin with cupboard storage below, low-level WC, chrome radiator/towel rail, extractor fan, panelled splashbacks.

##### OUTSIDE:

###### FRONT

The property sits on a good-sized plot, approached from the front via a shared pathway leading to the private entrance and a raised garden area, and gate to the rear garden.

###### REAR

The large rear garden is a particular feature of the property measuring approximately **18.42m (60'5") in length x 7.86m (25'9") in width**. The garden is tiered with a lower courtyard/seating area adjoining the property and accessing a timber garden shed and gate to the front. Steps the rise to a lawned/paved level and onto further established garden area, all enclosed by wall and fencing.

###### PARKING

The property benefits from an allocated parking space approached from the roadside.

