

## 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](mailto:info@plymouthhomes.co.uk)

### Website

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

### Opening Hours

**Monday - Friday**

**9.15am—5.30pm**

**Saturday**

**9.00am—4.00pm**

(Central Plymouth Office Only)

**Our Property Reference:**

**2/J/26 6075**

## 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.

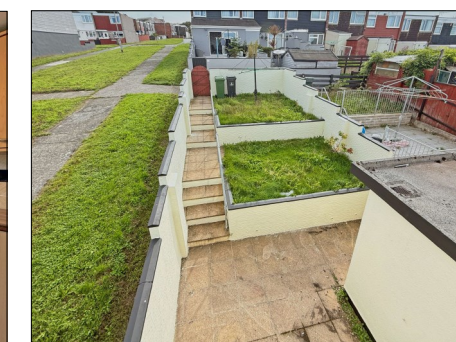
## Further Information...

*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



**THREE BEDROOMS**  
**DOWNSTAIRS WC**  
**SOUTH EASTERLY GARDEN**  
**ATTRACTIVE OUTLOOK**  
**DOUBLE GLAZING**  
**NO ONWARD CHAIN**  
**VIEWING RECOMMENDED**

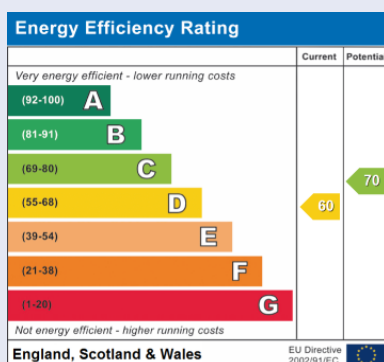
**162 Langley Crescent, Southway,  
Plymouth, PL6 6ET**

*We feel you may buy this property because...*

'This good size three bedroom has an attractive outlook to the front and a 34' south easterly facing rear garden.'

**£185,000**

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



**Number of Bedrooms**  
Three Bedrooms

**Property Construction**  
Concrete Crosswall  
Construction

**Heating System**  
Gas Central Heating

**Water Meter**  
TBC

**Parking**  
On Street Parking

**Outside Space**  
Front and Rear Gardens

**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: £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.



*Introducing...*

This good size three bedroom home is positioned in a favoured location, with an attractive outlook to the front. Offered for sale with no onward chain, the accommodation comprises: entrance hall, downstairs wc, kitchen, lounge/diner, three bedrooms and bathroom. Externally, the property has gardens to the front and rear. With gas central heating (where stated) and double glazing, Plymouth Homes highly recommend this family home.

*The Accommodation Comprises...*

**GROUND FLOOR**

uPVC double glazed entrance door opening to:

**ENTRANCE HALL**

Radiator, coved ceiling, stairs to the first floor landing.

**KITCHEN**

**3.56m (11'8") x 2.68m (8'9")**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge and freezer, gas for cooker with a cooker hood above, double glazed window to the front, wall mounted gas combination boiler serving the heating system and domestic hot water, tiled splashbacks.

**LOUNGE/DINING ROOM**

**5.37m (17'7") x 4.50m (14'9") max**

Double glazed window to the rear, feature fire surround with a tiled inset and hearth, radiator, dado rail, coved ceiling, double glazed frosted door to the garden, understairs storage cupboard.

**CLOAKROOM**

Frosted double glazed window to the front, low level wc, wash hand basin.

**FIRST FLOOR**

**LANDING**

Radiator.

**BEDROOM 1**

**4.50m (14'9") x 2.67m (8'9")**

Double glazed window to the rear.

**BEDROOM 2**

**4.49m (14'9") x 2.50m (8'3")**

Double glazed window to the front with an attractive open view, radiator, coved ceiling.



**BEDROOM 3**

**3.47m (11'5") max x 1.94m (6'4")**

Double glazed window to the front with an attractive open view, radiator, coved ceiling, storage cupboard.

**BATHROOM**

Suite comprising a panelled bath with an independent electric shower above, pedestal wash hand basin, low-level WC, part tiled walls, frosted double glazed window to the side, radiator, linen cupboard with shelving.



**OUTSIDE**

**FRONT**

Area of garden, mainly laid to lawn with a path leading to the front door.

**REAR**

**10.4m (34') x 4.6m (15')**

South easterly facing enclosed rear garden, with two areas of lawn and a rear access gate, brick shed measuring **1.65m (5'5") x 1.17m (3'10")**.

