

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:
22/D/26 5935

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



**107 Fletemoor Road, St Budeaux,
Plymouth, PL5 1UL**

**TWO BEDROOMS
TWO RECEPTION ROOMS
GOOD SIZE GARDENS
OFF ROAD PARKING
GAS CENTRAL HEATING
DOUBLE GLAZING
NO ONWARD CHAIN**

We feel you may buy this property because...
'This semi detached home is positioned on a good size plot with off road parking to the front.'

£180,000

www.plymouthhomes.co.uk

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	64	73

EU Directive 2002/91/EC
England, Scotland & Wales

Number of Bedrooms

Two Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

TBC

Parking

Off Road Parking

Outside Space

Enclosed Rear Garden

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

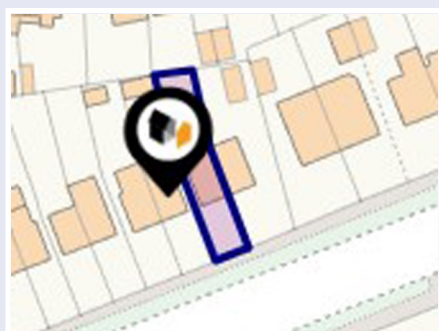
Main Residence: £1,100

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 two bedroom semi detached home is positioned on a good size plot with off road parking to the front. The accommodation comprises: entrance hall, lounge opening to dining room, kitchen, two bedrooms and a bathroom. Externally the property has a brick paved driveway providing off road parking to the front and a good size enclosed garden to the rear. Offered for sale with no onward chain, Plymouth Homes highly recommend this first time or investment buy.

The Accommodation Comprises...

GROUND FLOOR

uPVC double glazed entrance door opening to:

ENTRANCE PORCH

Double glazed window to the front, glazed door to:

ENTRANCE HALL

Stairs to the first floor landing, door to:

LOUNGE

3.96m (13') max x 2.92m (9'7")

Double glazed bay window to the front, coal effect gas fire set in a tiled surround, coved ceiling, open plan to:

DINING ROOM

3.80m (12'5") x 2.37m (7'9")

Double glazed window to the side, two radiators, coved ceiling, under-stairs storage cupboard housing the gas combination boiler, door to:

KITCHEN

3.42m (11'3") x 1.78m (5'10")

Fitted with a range of base and eye level units with worktop space above, 1+1/2 bowl sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge and freezer, electric oven, four ring gas hob with cooker hood above, double glazed window to the rear, coved ceiling, tiled splashbacks, double glazed door to the garden.

FIRST FLOOR

LANDING

Frosted double glazed window to the side, radiator, access to loft.



BEDROOM 1

4.11m (13'6") x 2.90m (9'6")

Double glazed window to the front, built-in double wardrobe with mirrored sliding doors, radiator, storage cupboard.

BEDROOM 2

2.71m (8'11") x 1.60m (5'3")

Double glazed window to the rear, radiator.

BATHROOM

Suite comprising panelled bath with an independent electric shower and screen above, pedestal wash hand basin, low-level WC, tiled walls, frosted double glazed window to the rear, radiator.

OUTSIDE

FRONT

The front garden is brick paved, providing off road parking with twin opening vehicular gates, side access to the rear of the property.

REAR

10.6m (34'9") x 5.5m (18'1")

The rear garden is gravelled for ease of maintenance and is enclosed by a low rendered wall, paved patio area, metal garden shed, side access to the front of the property.

AGENT'S NOTE

The property requires a repair to the flat roof on the kitchen, the seller has informed us that they intend to get this work completed prior to completion.



Floor Plans...

