

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

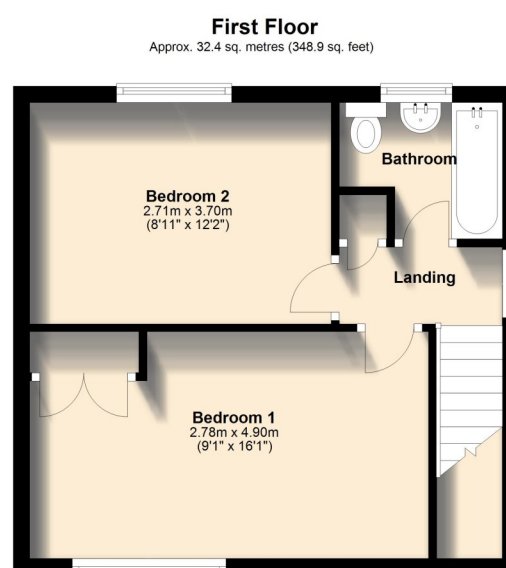
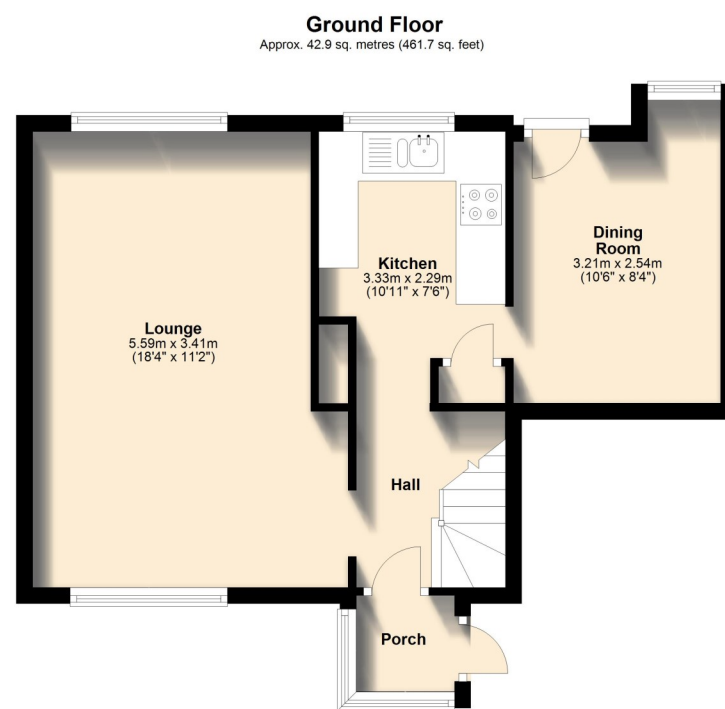
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

16/A/26 5856

Floor Plans...

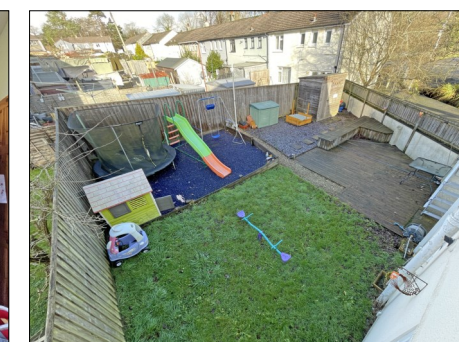


Further Information...

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



16 Farm Lane, Honicknowle, Plymouth, PL5 3PQ

We feel you may buy this property because...

‘Of the secluded position, the spacious accommodation and the lovely sized garden.’

**Offers In Excess Of
£180,000**

**SEMI-DETACHED
SECLUDED POSITION
TWO RECEPTIONS
TWO DOUBLE BEDROOMS
LARGE REAR GARDEN
DOUBLE GLAZING
CENTRAL HEATING**

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	65	71
(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

Lang Easiform Construction

Heating System

Gas Central Heating

Water Meter

No

Parking

On Street Parking

Outside Space

Enclosed Garden

Council Tax Band

A

Council Tax Cost 2025/2026

Full Cost: £1,550.28

Single Person: £1,662.71

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 spacious and extended semi-detached home is set within a secluded position and boasts a lovely large rear garden. Internally the accommodation offers entrance porch and hall, spacious lounge, kitchen, dining area with vaulted ceiling, two large double bedrooms and a bathroom. Further benefits include double glazing and gas central heating. Plymouth Homes advise an early viewing to appreciate the position and size on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

PORCH

With double glazed windows to the front and side, door opening into the hall.

HALL

With radiator, coving to ceiling, stairs raising to the first-floor landing with an under-stairs storage recess, open plan to the kitchen, door into the lounge.

LOUNGE

5.59m (18'4") x 3.41m (11'2")

A lovely sized reception space with double glazed windows to the front and rear, radiator, coving to ceiling.

KITCHEN

3.33m (10'11") x 2.29m (7'6")

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge/freezer and washing machine, fitted electric oven and four ring gas hob cooker hood, built in storage cupboard, double glazed window to the rear, coving to ceiling, open plan into the dining room.



DINING ROOM

3.21m (10'6") x 2.54m (8'4")

A good-sized reception space with vaulted ceiling, double glazed window to the rear, skylight windows, radiator, wall lights, uPVC half glazed door opening to the rear garden.

FIRST FLOOR

LANDING

With double glazed window to the side, coving to ceiling, access to the loft space, built in storage cupboard.

BEDROOM 1

4.90m (16'1") x 2.78m (9'1")

A lovely double bedroom with double glazed window to the front, built in storage cupboard, radiator, coving to ceiling.

BEDROOM 2

3.70m (12'2") x 2.71m (8'11")

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

BATHROOM

Fitted with a three-piece white suite comprising panelled bath with separate shower above, pedestal wash hand basin, low-level WC, tiled surround, wall mounted radiator/towel rail, extractor fan, obscure double-glazed window to the rear, coving to ceiling.



OUTSIDE:

FRONT

The front of the property is approached from the roadside via a public walkway and an open area of grassland leading to the property. A gate then opens to a private lawned and paved garden area, enclosed by hedge, with pathway leading to the porch.

REAR

The rear opens to a lovely sized garden measuring **8.18m (26'10") in length x 15.42m (50'7") max in width**. The garden offers a decked seating area with built in seating, lawned and stone chipped areas, a children's play area laid with rubber chippings and all enclosed by wall and wooden fencing.

