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.

Website

www.plymouthhomes.co.

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ymouth homes.co.uk

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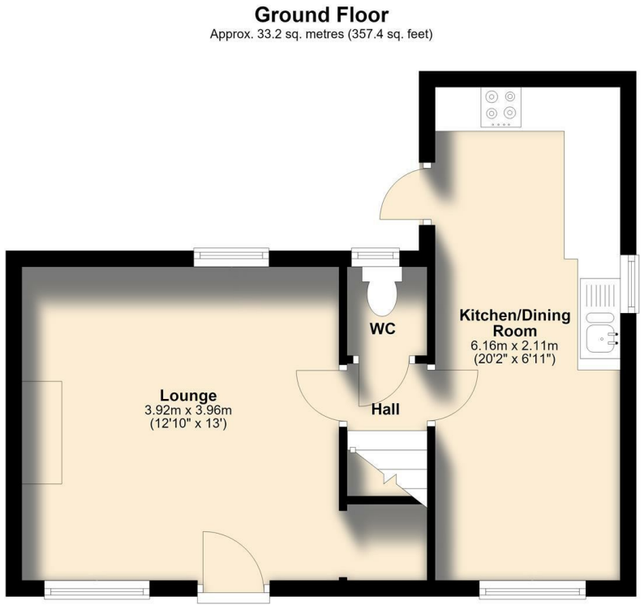
Opening Hours

Monday-Friday
9.15am-5.30pm
Saturday
9.00am-4.00pm

(Central Plymouth Office Only)

Our Property Reference:
19667286

Floor Plans...

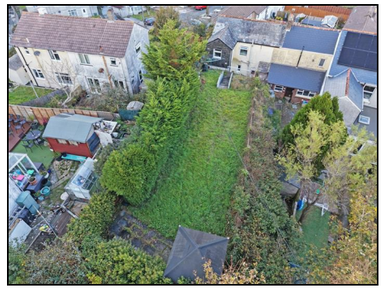


Further Information...

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. Neither Plymouth Homes Estate Agents nor any of it's 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









- CHARACTER COTTAGE
- LARGE GARDEN
- THREE BEDROOMS
- SEPARATE LOUNGE
- KITCHEN/DINING ROOM
- OPEN FRONT OUTLOOK
- DOUBLE GLAZING
- ENERGY RATING: BAND D

1 Mount Pleasant, Honicknowle, Plymouth, PL5 3PG

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

'Of the secluded position and lovely rear garden.'

£210,000

www.plymouthhomes.co.uk

Number of Bedrooms
3

Property Construction
Add text here

Heating System
Add text here

Water Meter
Add text here

Parking
Add text here

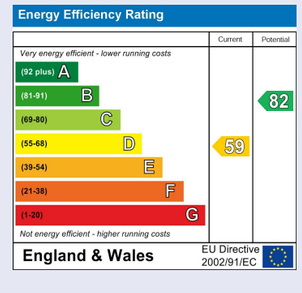
Outside Space
Add text here

Council Tax Band

Council Tax Cost 2021/2022
Full Cost: Add text here
Single Person: Add text here

Stamp Duty Liability
First Time Buyer: Add text here
Main Residence: Add text here
Second Home of Investment Property: Add text here

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.



Introducing

This charming, end terraced cottage sits on an elevated position enjoying an open front outlook and also boasts a large, south facing rear garden measuring 26.48m (86'10'') in length. Internally the accommodation offers lounge, kitchen/dining room, downstairs wc, three bedrooms and bathroom. Further benefits include double glazing and central heating. Plymouth Homes advise an early viewing to appreciate this lovely home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE
Entry from the front is via a part glazed entrance door opening into the lounge.

LOUNGE
12'11" x 12'10"
With double glazed windows to the front and rear, decorative feature fireplace, radiator, understairs storage recess, door into the hall.

HALL
With stairs rising to the first-floor landing and doors into the kitchen/dining room and downstairs wc.

KITCHEN/DINING ROOM
20'2" x 7'6"
Fitted with a matching base and eye level units with worktop space above, 1 ½ bowl sink unit with single drainer and mixer tap, 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 with cooker hood above, double glazed windows to the front and side, radiator, part laminate and part tiled floor, door opening to the rear of the property.

DOWNSTAIRS WC
With obscure double-glazed window to the rear and fitted with a low-level WC.

FIRST FLOOR

LANDING
With double glazed window to the front, access to the loft space.











BEDROOM 1
12'10" x 9'2"
With double glazed window to the front enjoying the open outlook, radiator, wooden floorboards.

BEDROOM 2
10'9" x 7'6"
With double glazed window to the rear, radiator.

BEDROOM 3
10'2" x 7'6" max
With double glazed window to the front, radiator.

BATHROOM
7'4" x 4'1"
Fitted with a three-piece white suite comprising panelled bath with independent electric shower above, pedestal wash hand basin, low-level WC, tiled surround, extractor fan, double glazed window to the rear, radiator.

OUTSIDE:

FRONT
From the roadside steps and a pathway lead to a private front garden area and the main entrance. The pathway then continues to the right side, onto the rear of the property and the garden.

REAR
86'10" in length x 23'1" in width
The kitchen opens to a lower, paved courtyard area access an outside storage shed. Steps then rise to a pathway which access the side path and leads to a large south facing garden measuring 26.48m (86'10'') in length x 7.04m (23'1'') in width. The garden is laid to lawn with a paved area, built in BBQ and accessing a timber summer house.

AGENT'S NOTE

These sales particulars are only in draft format and have yet to be approved by the seller. They are therefore subject to change.





