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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

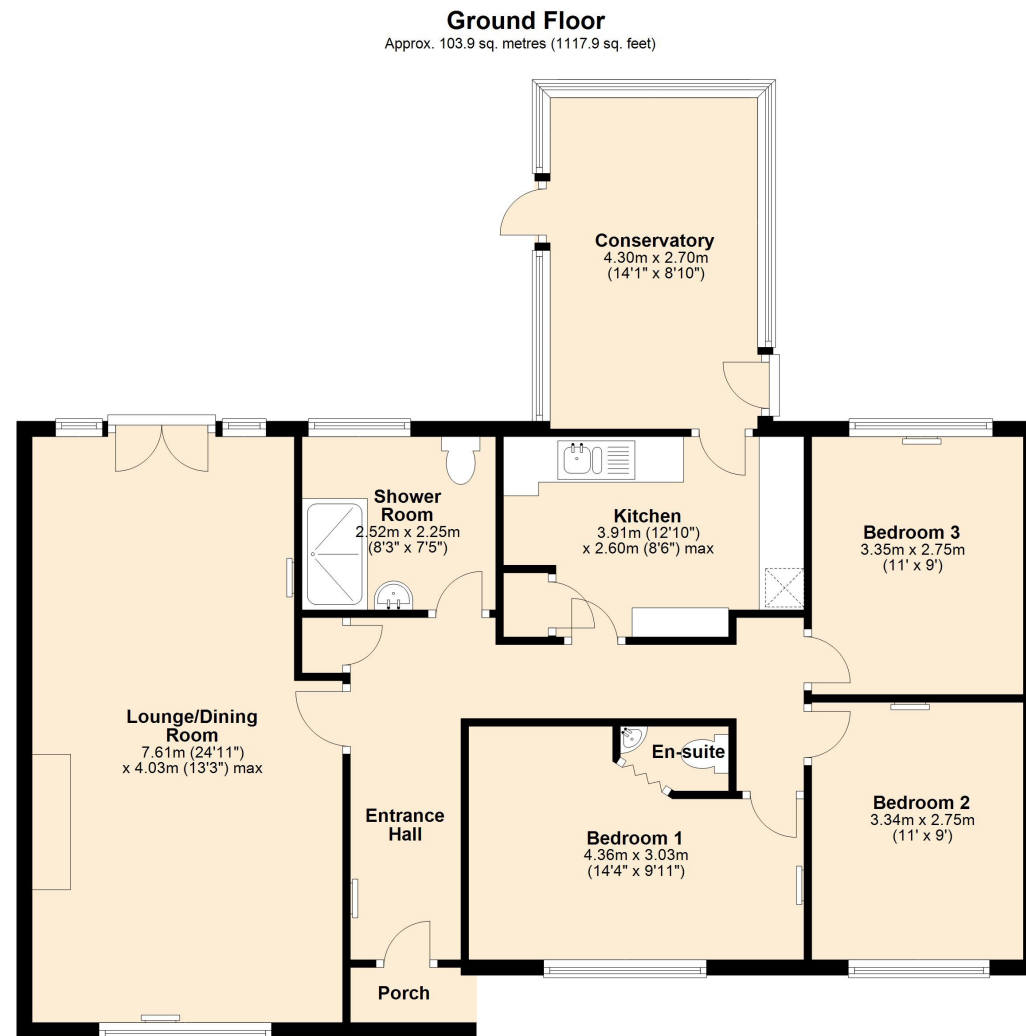
(Central Plymouth Office Only)

Our Property Reference:

15/L/23 5356



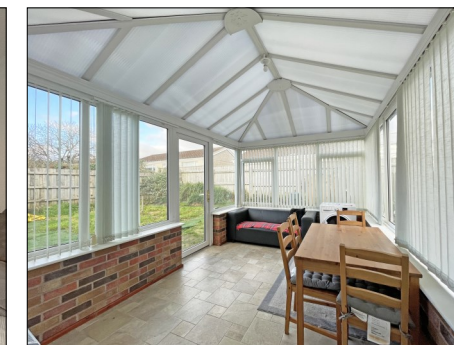
Floor Plans...



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



SPACIOUS ACCOMMODATION
THREE DOUBLE BEDROOMS
LOUNGE/DINING ROOM
CONSERVATORY
LARGE GARAGE
ENCLOSED REAR GARDEN

52 Plymbridge Road, Plympton,
Plymouth, PL7 4QF

We feel you may buy this property because...
'Of the popular location and spacious accommodation on offer.'

£350,000

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

Number of Bedrooms

Three Double Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Driveway and Large Garage

Outside Space

Front and Rear Gardens

Council Tax Band

D

Council Tax Cost 2023/2024

Full Cost: £2,111.56

Single Person: £1,583.69

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £5,000

Second Home or Investment

Property: £15,500

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

What3words Location

///chins.visit.kite

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

High Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 220Mbps

Introducing...

This substantial detached bungalow lies close to local amenities and bus routes. Internally the well-proportioned accommodation comprises large entrance hall, lounge/dining room, kitchen, conservatory, three double bedrooms, en-site wc and a modern shower room. Further benefits include double glazing, central heating and externally there is a private driveway, a larger than average garage and an enclosed rear garden. Plymouth Homes recommend an early viewing to appreciate this spacious detached home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a covered entrance porch with uPVC part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

A spacious hallway with radiator, built in storage cupboard and access to the part boarded loft space with retracting ladder, skylight window, lighting and also housing the wall mounted boiler serving the heating system and domestic hot water.

LOUNGE/DINING ROOM

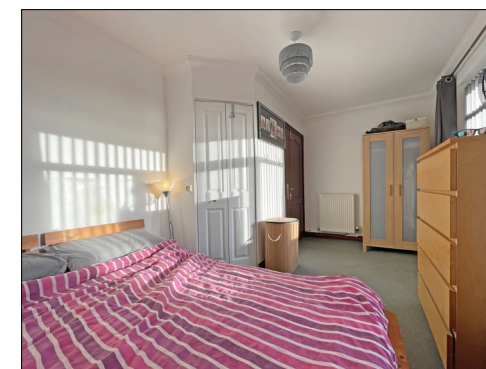
7.61m (24'11") x 4.03m (13'3") max

A lovely large reception space with double glazed window to the front, double glazed windows to the rear, coal effect gas fire set within a stone-built surround, two radiators, coving to ceiling, uPVC glazed double doors opening onto the rear garden.

KITCHEN

3.91m (12'10") x 2.60m (8'6") max

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl sink unit with single drainer and mixer tap, tiled splashbacks, integrated fridge and freezer, space for dishwasher and range cooker, fitted cooker hood, built in storage cupboard, tile effect flooring, coving to ceiling, uPVC half glazed door opening into the conservatory.



CONSERVATORY

4.30m (14'1") x 2.70m (8'10")

With double glazed windows to the side and rear, under floor heating, uPVC glazed door opening to the garden, uPVC glazed door opening to the side of the bungalow and accessing the garage and driveway.

BEDROOM 1

4.36m (14'4") x 3.03m (9'11")

A double bedroom with double glazed window to the front, radiator, coving to ceiling and folding door into the en-suite.

EN-SUITE

Fitted with a two-piece suite comprising wall mounted wash hand basin, low-level WC, tiled splashbacks, coving to ceiling.

BEDROOM 2

3.34m (11') x 2.75m (9')

A second double bedroom with double glazed window to the front, radiator.

BEDROOM 3

3.35m (11') x 2.75m (9')

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

SHOWER ROOM

2.52m (8'3") x 2.25m (7'5")

Fitted with a modern three-piece suite comprising double shower enclosure with fitted rainfall shower above and separate hand shower attachment, vanity wash hand basin with cupboard storage below, low-level WC, chrome radiator/towel rail, obscure double-glazed window to the rear.

OUTSIDE:

FRONT

The front of the bungalow is approached via a brick paved driveway measuring **15.46m (50'9")** leading to a pathway to the entrance porch and a lawned front garden. The driveway then gives reasonably level access to the rear of the bungalow via secure double gates which also access the larger than average garage.

REAR

The reasonably level rear garden measures **13.88m (45'6") max in width x 8.77m (28'9") max in length** and comprises brick paved and lawned areas all enclosed by wooden fencing.

GARAGE

A larger than average garage measuring **4.13m (13'6") x 5.34m (17'6")** with window to the side, power supply and lighting.

