

Contact us

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Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

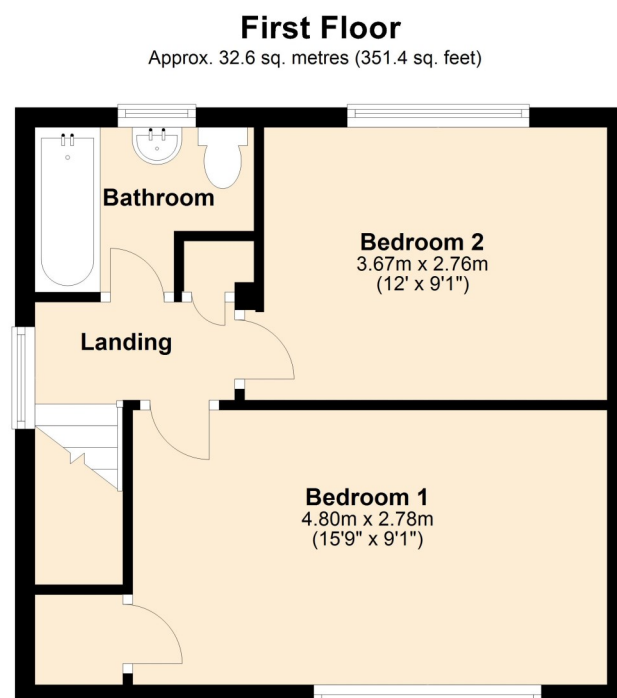
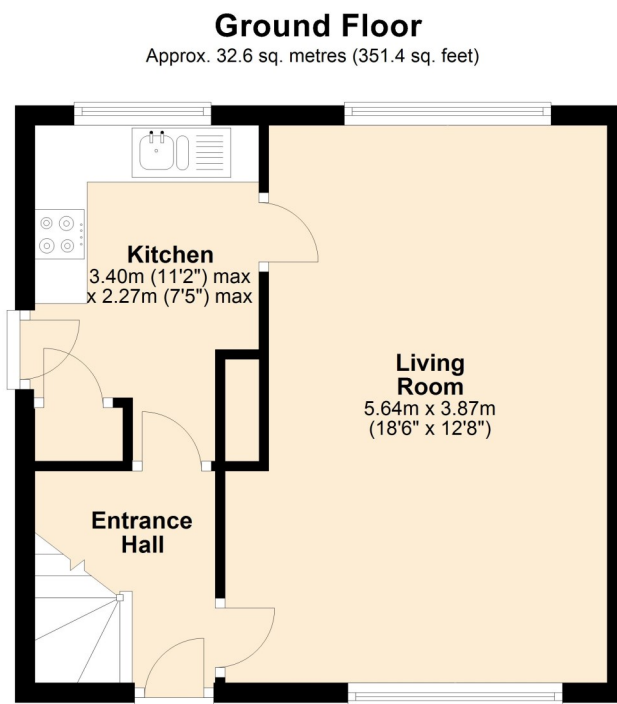
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

30/D/24 5438

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.

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		

PLYMOUTH
HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



SEMI-DETACHED
TWO DOUBLE BEDROOMS
LIVING ROOM
SOUTH FACING GARDEN
DOUBLE GLAZING
NO ONWARD CHAIN

**54 Middlefield Road, Southway,
Plymouth, PL6 6TQ**

We feel you may buy this property because...
'Of the potential on offer and the good sized rear garden'

£150,000

www.plymouthhomes.co.uk

Number of Bedrooms

Two Bedrooms

Property Construction

Laing Easi Form Construction

Heating System

Electric Heating

Water Meter

Yes

Parking

On Street

Outside Space

Front And Rear Gardens

Council Tax Band

A

Council Tax Cost 2024/2025

Full Cost: £1,476.58

Single Person: £1,107.44

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £4,500

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

What3words Location

///truck.spirit.fast

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 220Mbps

Introducing...

This semi detached home required modernisation and would make an ideal first-time home or investment. Internally the accommodation offers two double bedrooms, living room kitchen and bathroom. Further benefits include double glazing, electric heating and there is a good-sized southerly facing garden. Offered for sale with no onward chain Plymouth Homes advise an early viewing to appreciate the potential on offer within this well-proportioned home.

The Accommodation Comprises...**GROUND FLOOR****ENTRANCE**

A uPVC part glazed entrance door opens into the entrance hall.

ENTRANCE HALL

With electric storage heater, stairs rising to the first-floor landing with under-stairs storage, doors to the living room and kitchen.

LIVING ROOM

5.64m (18'6") x 3.87m (12'8")

With double glazed windows to the front and rear, electric storage heater, coal effect electric fire set within a brick-built surround, door to the kitchen.

KITCHEN

3.40m (11'2") max x 2.27m (7'5") max

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, space for washing machine, fitted electric oven and four ring electric hob with cooker hood above, double glazed window to the rear, understairs storage cupboard, door to the entrance hall.

**FIRST FLOOR****LANDING**

With double glazed window to the side, access to the loft space, storage/airing cupboard housing the hot water cylinder.

BEDROOM 1

4.80m (15'9") x 2.78m (9'1")

A good-sized double bedroom with double glazed window to the front, electric storage heater, built in storage cupboard.

BEDROOM 2

3.67m (12') x 2.76m (9'1")

A second double bedroom with double glazed window to the rear.

BATHROOM

Fitted with a three-piece suite comprising panelled bath with electric shower above, pedestal wash

hand basin, low-level WC, tiled splashbacks, electric fan heater, obscure double-glazed window to the rear.

OUTSIDE**FRONT**

To the front steps descend to a tiered, lawned garden leading to the covered main entrance. To the side a pathway leads to the side access into the kitchen, two useful storage sheds and follows onto the rear garden.

REAR

At the rear there is a good sized, southerly facing garden comprising paved patio, various garden areas, green house and a selection of trees and shrubs.

