

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

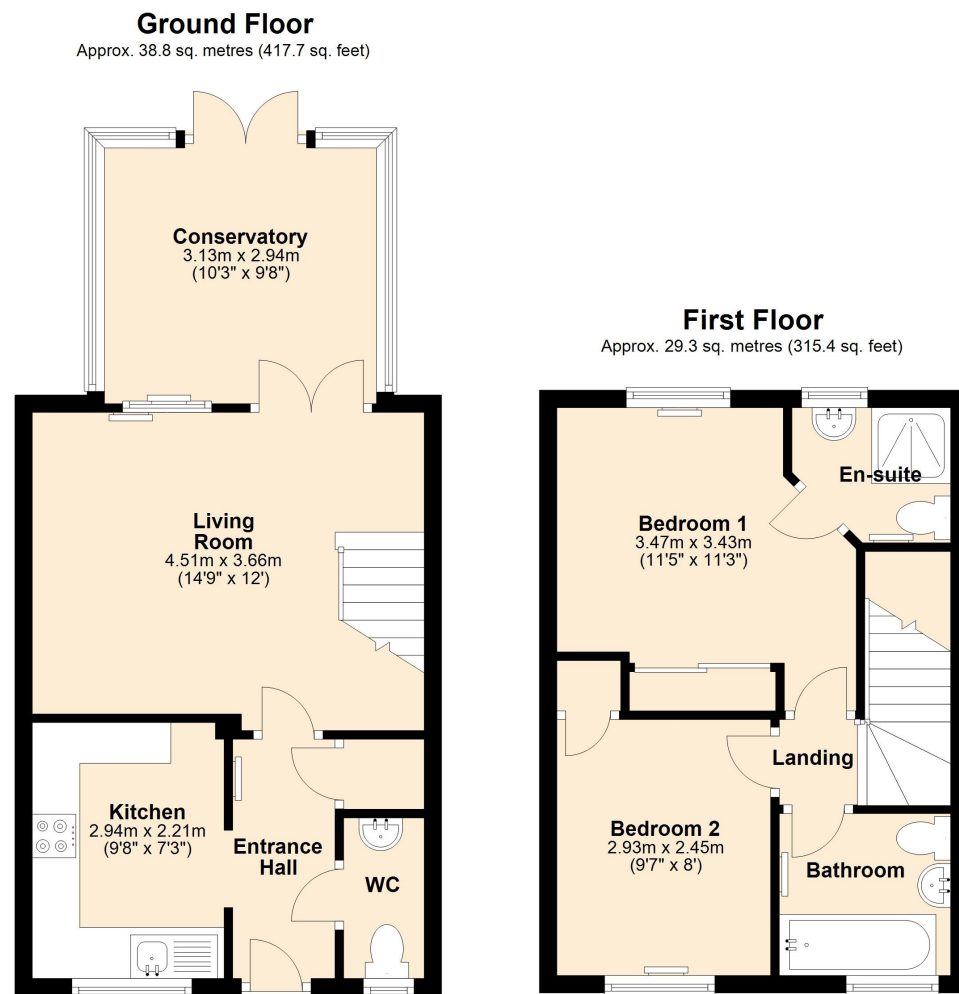
(Central Plymouth Office Only)

Our Property Reference:

10/E/24 5449



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

Draft Details – Not Approved & Subject To Change



**84 Killerton Lane, Saltram Meadow,
Plymouth, PL9 7GA**

POPULAR LOCATION
BEAUTIFULLY PRESENTED
TWO DOUBLE BEDROOMS
CONSERVATORY/DINING
AREA
DOWNSTAIRS WC
SOUTH FACING GARDEN

We feel you may buy this property because...
'Of the popular residential location and well-presented accommodation on offer.'

£240,000

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

Number of Bedrooms

Two Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Allocated Parking

Outside Space

South Facing Garden

Council Tax Band

B

Council Tax Cost 2024/2025

Full Cost: £1,722.68

Single Person: £1,292.01

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £7,200

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

What3words Location[///whips.owners.cute](https://www.what3words.com/whips.owners.cute)**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 beautifully presented, modern home enjoys a southerly facing rear garden. Internally the property offers: entrance hall, downstairs wc, modern kitchen, living room, conservatory/dining area, two double bedrooms, en-suite and main bathroom. Further benefits include double glazing, central heating and an allocated parking space located to the rear. Plymouth Homes recommend an early viewing to avoid disappointment.

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

Entry is via a part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With radiator, wood effect laminate flooring, built in storage cupboard, open plan to the kitchen, doors into the wc and the living room.

KITCHEN**2.94m (9'8") x 2.21m (7'3")**

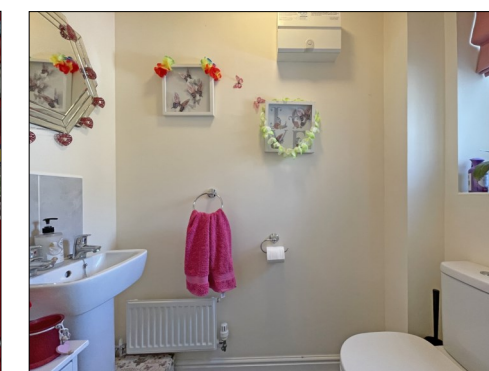
Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, spaces for fridge/freezer and washing machine, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed window to the front, wood effect laminate flooring.

DOWNSTAIRS WC

With obscure double-glazed window to the front and fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, extractor fan, tiled splashbacks.

LIVING ROOM**4.51m (14'9") x 3.66m (12')**

With double glazed window to the rear, radiator, wood effect laminate flooring, stairs rising to the first-floor landing with an under-stairs recess, glazed double doors opening into the conservatory/dining room.

**CONSERVATORY/DINING ROOM****3.13m (10'3") x 2.94m (9'8")**

With double glazed windows to the sides and rear overlooking the garden, radiator, wood effect laminate flooring, light, power socket, glazed double doors opening onto the rear garden.

FIRST FLOOR**LANDING****BEDROOM 1****3.47m (11'5") x 3.43m (11'3")**

A double bedroom with double glazed window to the rear, built in wardrobe, radiator, door to the en-suite.

EN-SUITE

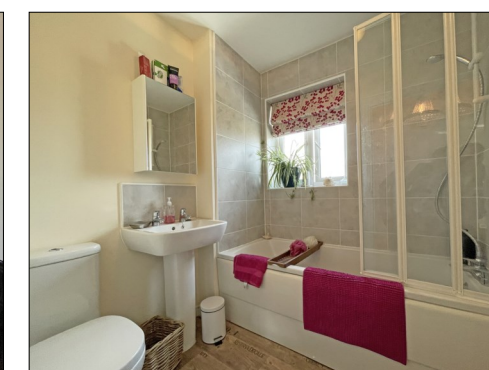
Fitted with a three-piece suite comprising pedestal wash hand basin, shower cubicle with fitted shower above, low-level WC, tiled splashbacks, extractor fan, obscure double-glazed window to the rear, radiator.

BEDROOM 2**2.93m (9'7") x 2.45m (8')**

A second double bedroom with double glazed window to the front, radiator, access to the loft space, built in storage cupboard.

BATHROOM**1.96m (6'5") x 1.85m (6'1")**

Fitted with a three-piece white suite comprising panelled bath with shower attachment off the mixer tap, folding shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, obscure double-glazed window to the front, radiator.

**OUTSIDE:****FRONT**

The front is approached via a pathway leading to the covered main entrance and a gravelled garden area with mature tree.

REARThe rear opens to a southerly facing garden measuring **4.58m (15') in width x 7.99m (26'2") in length**. The majority of the garden is gravelled for low maintenance with a circular paved patio area, gate giving rear access towards the parking and all enclosed by wooden fencing.**PARKING**

There is an allocated parking space located towards the rear of the property.

AGENT'S NOTE

We're informed there is a yearly estate charge of £180. We recommend that potential purchasers inform their mortgage company and legal advisor of this charge prior to commencing a purchase.