

## Contact us

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## Email Us

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## Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Opening Hours

Monday - Friday  
9.15am—5.30pm

## Saturday

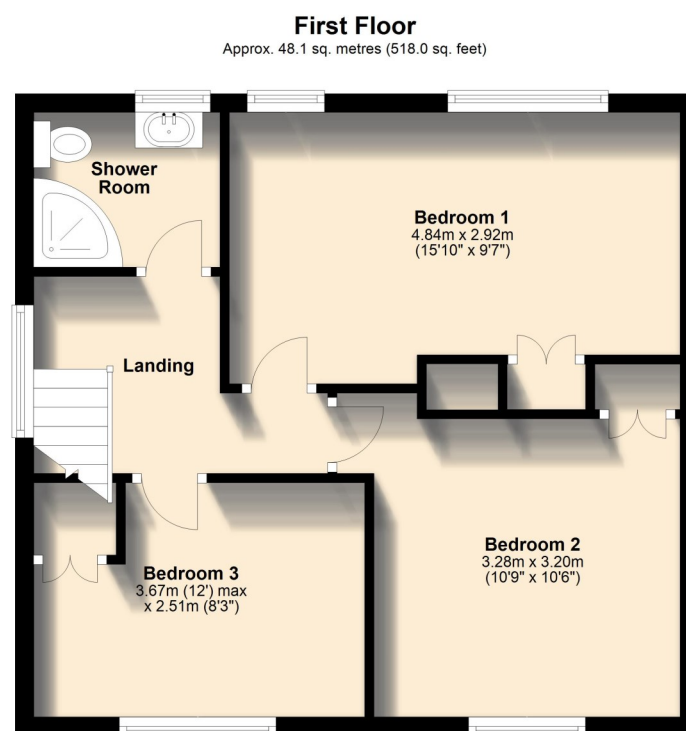
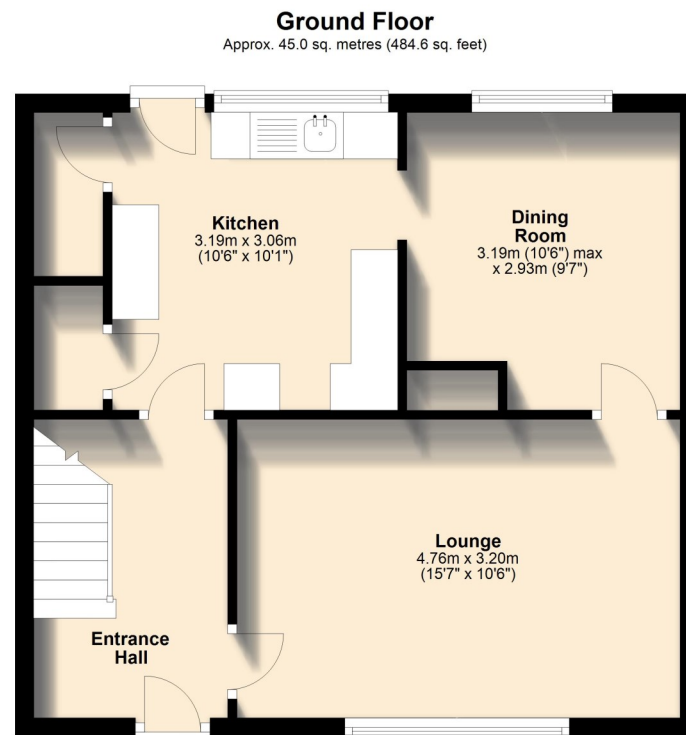
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

**22/G/24 5504**

## Floor Plans...



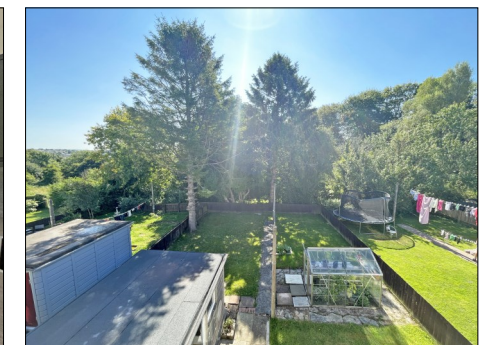
## Further Information...

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



**CASH BUYERS ONLY**  
**THREE BEDROOMS**  
**WELL PRESENTED**  
**DRIVEWAY FOR 2 CARS**  
**60' REAR GARDEN**  
**MODERN KITCHEN AND**  
**SHOWER ROOM**

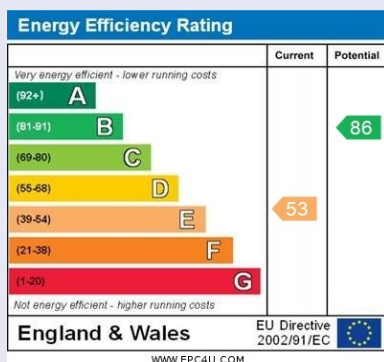
**16 Biggin Hill, Ernesettle,  
Plymouth, PL5 2PN**

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

'This well presented and modernised semi detached home has a large rear garden and a driveway for 2 cars'

**£175,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)



**Number of Bedrooms**

Three Bedrooms

**Property Construction**

Cornish Unit Construction

**Heating System**

Gas Central Heating

**Water Meter**

Yes

**Parking**

Driveway

**Outside Space**

Large Rear Garden

**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: £5,250

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

**What3words Location**

///toward.dimes.love

**Flood Risk Summary**

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

**Maximum Broadband Available**

Download Speed: 1000Mbps

Upload Speed: 100Mbps

**Introducing...**

This good size semi detached home is a system built 'Cornish Unit' house and is therefore only available to cash buyers. Having been extensively updated by the current owners, to include a new kitchen, shower room, re-plastered ceilings, workshop roof and redecoration, the accommodation comprises: entrance hall, lounge, dining room, kitchen, three good size bedrooms and a shower room. Externally the property is positioned on a large plot, with a 60' south easterly facing garden to the rear and a 2 car driveway with garden to the front. Plymouth Homes highly recommend this desirable family home.

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

uPVC entrance door opening to:

**ENTRANCE HALL**

Radiator, dado rail, stairs to the first floor landing with an under-stairs storage cupboard.

**LOUNGE****4.76m (15'7") x 3.20m (10'6")**

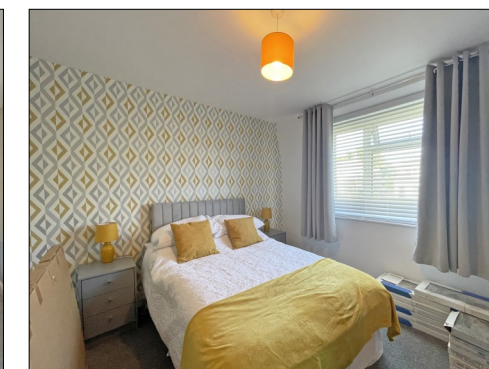
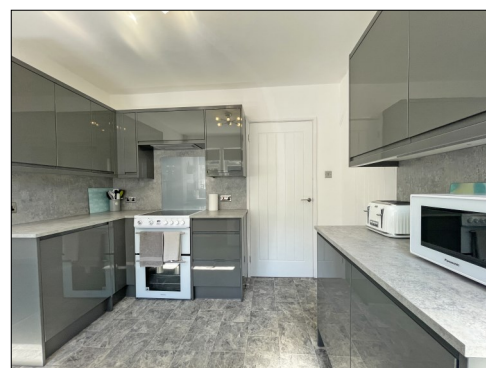
Double glazed window to the front, radiator, ornate fire surround and hearth, door to:

**DINING ROOM****3.19m (10'6") max x 2.93m (9'7")**

Double glazed window to the rear, radiator, door to:

**KITCHEN****3.19m (10'6") x 3.06m (10'1")**

Re-fitted with a matching range of modern base and eye level units with low profile work surfaces and upstands, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, integrated fridge and freezer, plumbing for washing machine, electric point for cooker, double glazed window to the rear, pantry cupboard with power, boiler cupboard housing the combination boiler, double glazed door to the garden.

**FIRST FLOOR****LANDING**

Double glazed window to the side, dado rail, access to the loft.

**BEDROOM 1****4.84m (15'10") x 2.92m (9'7")**

Two double glazed windows to the rear, radiator, storage cupboard.

**BEDROOM 2****3.28m (10'9") x 3.20m (10'6")**

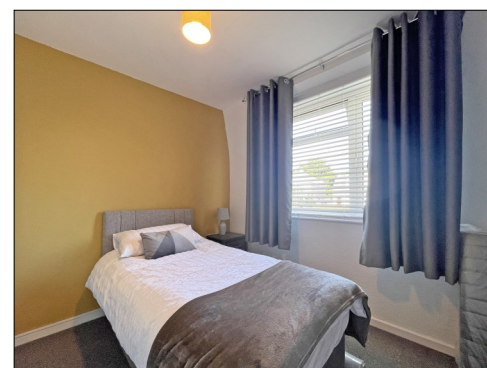
Double glazed window to the front, radiator, storage cupboard.

**BEDROOM 3****3.67m (12') max x 2.51m (8'3")**

Double glazed window to the front, storage cupboard.

**SHOWER ROOM**

Recently refitted with a modern suite comprising a quadrant shower cubicle, vanity wash hand basin, low-level WC, frosted double glazed window to the rear.

**OUTSIDE****FRONT**

The front garden is mainly laid to lawn with a low brick wall. 43' driveway providing off road parking for 2 vehicles.

**REAR****18.3m (60') X 11.3m (37')**

Large south easterly rear garden, mainly laid to lawn with fencing and backing onto established trees, **workshop measuring 9'8 x 9'1** with a side door, window, power and light and a Belfast sink with a tap, greenhouse, paved seating area.

**AGENT'S NOTE**

This home is system built to a 'Cornish Unit' design and is classed as non traditional construction and is therefore only available to cash buyers.