

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA
(01752) 514500

North Plymouth and
Residential Lettings Office
56 Morshead Road
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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:
23/G/24 5505

Can We Help Further?

Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

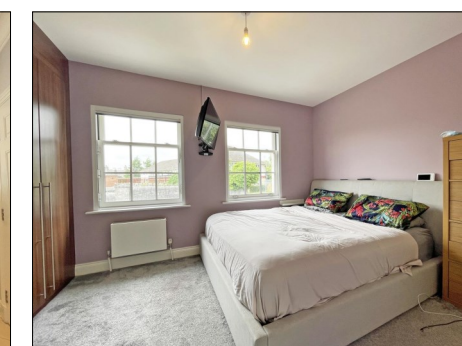
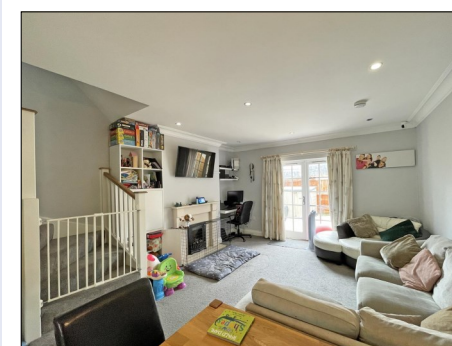
Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the highly competitive fee of only £50 plus VAT. Please contact us on (01752) 514500 to book your appointment.

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.

Draft Details – Not Approved & Subject To Change



**TWO DOUBLE BEDROOMS
EN SUITE SHOWER ROOM
UNDER FLOOR HEATING
SOUGHT AFTER LOCATION
EN SUITE SHOWER ROOM
WELL PRESENTED**

**4 Beagle Road, Mount Wise,
Plymouth, PL1 4GS**

We feel you may buy this property because...
'Finished to a high specification, this sought after modern home is located centrally and close local amenities.'

£240,000

Number of Bedrooms

Two Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street

Outside Space

Enclosed Rear Courtyard

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

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Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 220Mbps

Introducing...

This good size modern home is positioned in the sought after Mount Wise development, close to the City Centre. Mount Wise Pools and Royal William Yard. The well presented accommodation comprises: entrance hall, cloakroom/utility, open plan lounge/dining room/kitchen, two double bedrooms, en-suite shower room and family bathroom. Externally the property has a 14' enclosed courtyard garden and access to a residents' only communal garden. With under floor heating to the ground floor, double glazing and modern fittings, Plymouth Homes highly recommend this desirable modern home.

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

Entrance door opening to:

ENTRANCE HALL

Tiled floor, storage cupboard, shelved storage cupboard.

LOUNGE/KITCHEN/DINING ROOM
9.22m (30'3") max x 4.50m (14'9")**Kitchen Area**

Fitted with a matching range of modern base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, integrated dishwasher, space for fridge/freezer, electric oven with a four ring gas hob and cooker hood above, double glazed window to the front, tiled floor. Open plan to:

Lounge/Dining Area

Coal effect gas fire set in a feature surround with a hearth, coved ceiling with recessed spotlights, stairs to the first floor landing, double doors opening to the garden.

CLOAKROOM/UTILITY

Suite comprising a pedestal wash hand basin, low-level WC, plumbing for washing machine, tiled floor.

FIRST FLOOR**LANDING**

Access to the loft, boiler cupboard housing the wall mounted gas combination boiler.

BEDROOM 1

3.66m (12') x 2.94m (9'8") max

Two double glazed windows to the rear, radiator, three fitted double wardrobes.

EN-SUITE SHOWER ROOM

Suite comprising a shower cubicle with glass splashbacks, pedestal wash hand basin, low-level WC, heated towel rail, tiled floor, recessed spotlights.

**BEDROOM 2**

4.50m (14'9") x 2.74m (9')

Two double glazed windows to the front, radiator.

BATHROOM

Suite comprising a panelled bath with shower attachment and screen, pedestal wash hand basin, low-level WC, heated towel rail, tiled floor, recessed spotlights, glass splashbacks.

OUTSIDE**REAR**

4.2m (14') x 3.6m (12')

Enclosed paved courtyard garden with a rear access gate, outside light.

AGENT'S NOTE

This property is subject to an estate management charge of approximately £35 per month.

Floor Plans...