

## 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  
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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:  
26/G/24 5508

## 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?

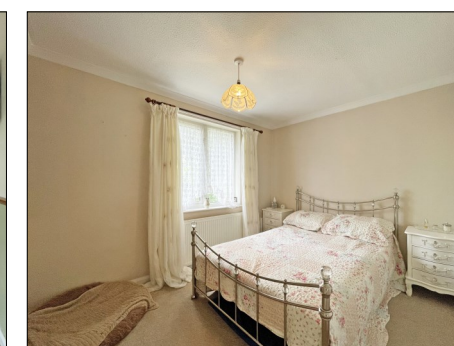
We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the highly competitive fee of only £50 plus VAT. Please contact us on (01752) 514500 to book your appointment.

## 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.

PLYMOUTH  
**HOMES** ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



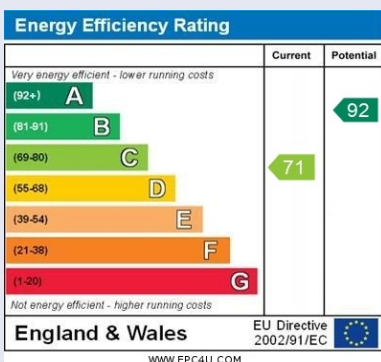
TWO BEDROOMS  
GOOD GARDEN  
TWO PARKING SPACES  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
CUL DE SAC LOCATION

**12 St Francis Court, Honicknowle,  
Plymouth, PL5 2LB**

*We feel you may buy this property because...*  
'This end of terrace home has gardens to the rear and side in addition to two allocated parking spaces'

**Offers In Excess Of  
£165,000**

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



**Number of Bedrooms**

Two Bedrooms

**Property Construction**

Cavity Brick Walls

**Heating System**

Gas Central Heating

**Water Meter**

Yes

**Parking**

Two Allocated Parking Spaces

**Outside Space**

Rear 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: £4,950

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

**What3words Location**

///doctor.arrow.stump

**Flood Risk Summary**

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

**Maximum Broadband Available**

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

**Introducing...**

This modern end of terrace home is positioned at the head of a cul de sac and benefits from a garden that extends to the side of the property. The accommodation comprises: entrance hall, lounge/dining room, kitchen, two bedrooms and bathroom. Externally the property has a 'L' shape garden that measures 36' x 25' at the maximums and two allocated parking spaces. With gas central heating and double glazing, Plymouth Homes recommend this comfortable home.

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

Part glazed entrance door opening to:

**ENTRANCE HALL**

Coved ceiling, boiler cupboard housing the wall mounted gas combination boiler, door to:

**LOUNGE/DINING ROOM****4.27m (14') x 3.71m (12'2")**

Double glazed windows to the side and rear, radiator, dado rail, coal effect electric fire set in a feature surround, stairs to the first floor landing, door to the rear garden.

**KITCHEN****3.14m (10'4") max x 1.58m (5'2")**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, electric oven with a four ring ceramic hob and cooker hood above, double glazed window to the front, coved ceiling, tiled splashbacks.

**FIRST FLOOR****LANDING**

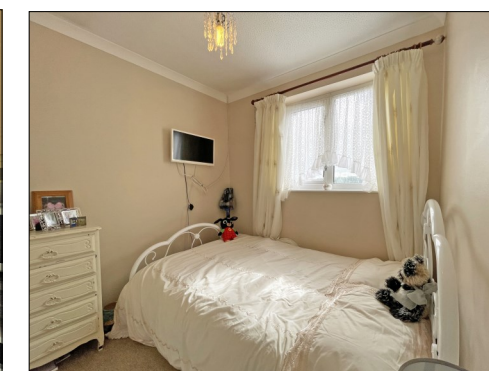
Coved ceiling, access to the loft.

**BEDROOM 1****3.24m (10'8") x 2.72m (8'11")**

Double glazed window to the rear, built-in double wardrobe, radiator, coved ceiling, over-stairs storage cupboard.

**BEDROOM 2****2.57m (8'5") x 2.27m (7'5")**

Double glazed window to the front, radiator, coved ceiling.

**BATHROOM**

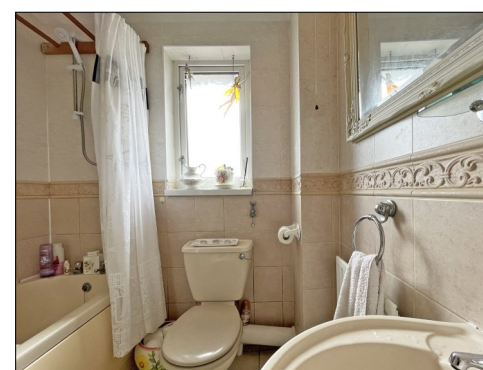
Suite comprising a panelled bath with an independent electric shower and curtain above, pedestal wash hand basin, low-level WC, tiled walls, frosted double glazed window to the front, radiator, tiled floor.

**OUTSIDE****REAR****11.0m (36') x 7.6m (25') maximum**

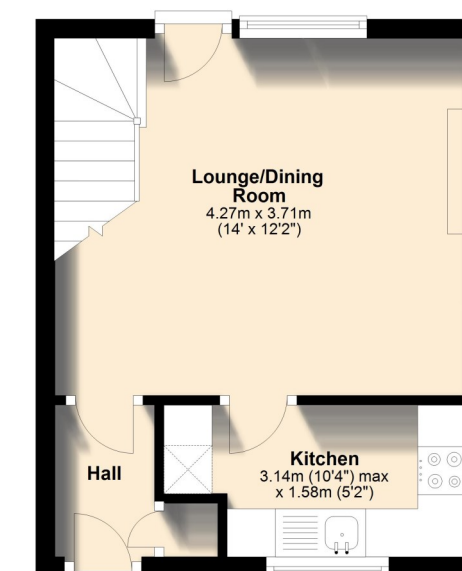
'L' shape garden that extends to the side of the house, paved with established shrub borders, covered pergola with side seating area, timber garden shed, gate to the front, enclosed by a brick wall and fencing, outside water tap, external light.

**PARKING**

12 St Francis Court benefits from 2 allocated parking spaces that are positioned immediately in front of the property.

**Floor Plans...****Ground Floor**

Approx. 23.0 sq. metres (247.8 sq. feet)

**First Floor**

Approx. 23.0 sq. metres (247.8 sq. feet)

