

## Contact us

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## Website

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

## Opening Hours

Monday - Friday

9.15am—5.30pm

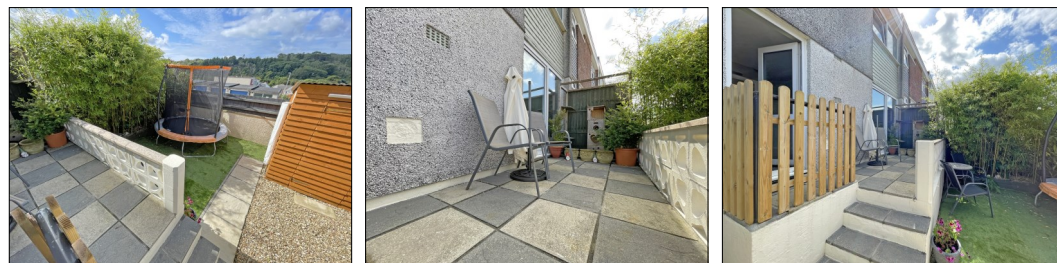
Saturday

9.00am—4.00pm

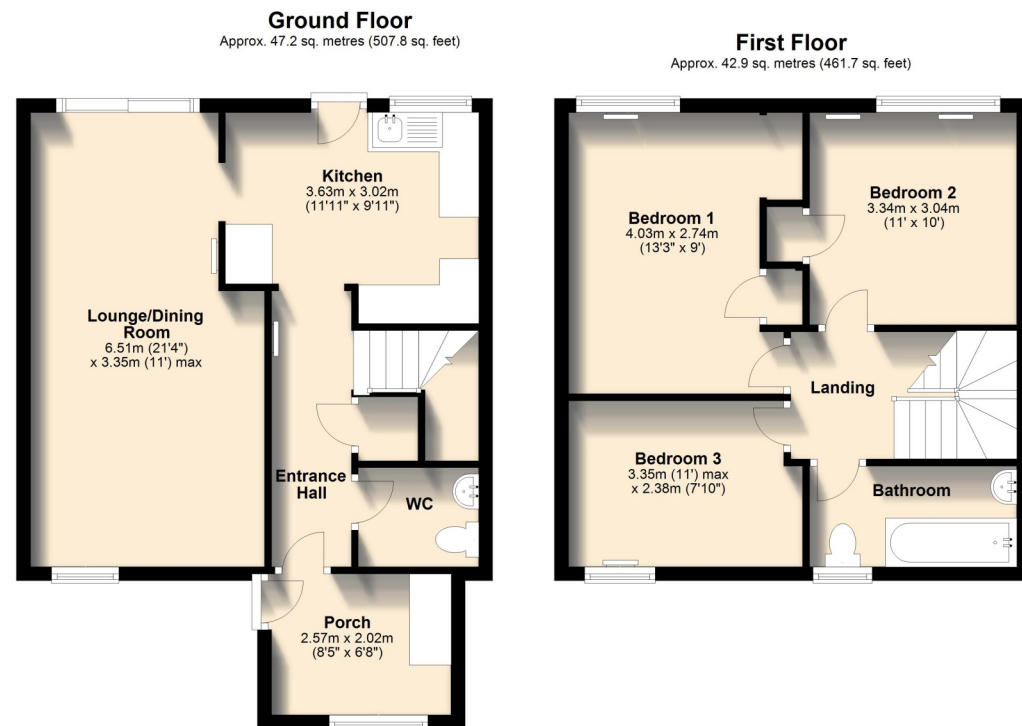
(Central Plymouth Office Only)

Our Property Reference:

07/H/24 5521



## 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-)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

PLYMOUTH  
**HOMES** ESTATE AGENTS



Draft Details – Not Approved & Subject To Change



SPACIOUS ACCOMMODATION

THREE BEDROOMS

LOUNGE/DINING ROOM

DOUBLE GLAZING

CENTRAL HEATING

SOUTH WESTERLY GARDEN

14 Billing Close, Southway,  
Plymouth, PL6 6NY

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

'Of the spacious accommodation and secluded position of this lovely home.'

**£170,000**

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

**Number of Bedrooms**

Three Bedrooms

**Property Construction**

Cavity Brick Walls

**Heating System**

Gas Central Heating

**Water Meter**

Yes

**Parking**

On Street Parking

**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: £8,500

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

**What3words Location**

///prom.credit.labs

**Flood Risk Summary**

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

**Maximum Broadband Available**

Download Speed: 1000Mbps

Upload Speed: 100Mbps

**Introducing...**

This well-presented and spacious home enjoys distant views from the first-floor rear aspect. Internally the accommodation offers: downstairs wc, kitchen, lounge/dining room, three good sized bedrooms and a bathroom. Further benefits include double glazing, central heating and externally there are front and rear gardens. Plymouth Homes advise an early viewing to fully appreciate this perfect first time or family home.

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

A uPVC half glazed door opens into the porch.

**PORCH**

With double glazed window to the front, tiled flooring, fitted with a range of base and eye level units with worktop space over, spaces for washing machine and tumble dryer, door into the entrance hall.

**ENTRANCE HALL**

With radiator, wood effect laminate flooring, built-in storage cupboard, stairs rising to the first-floor landing, open plan to the kitchen.

**DOWNSTAIRS WC**

Fitted with a two-piece suite comprising, pedestal wash hand basin, low-level WC, wood effect laminate flooring.

**KITCHEN**

**3.63m (11'11") x 3.02m (9'11")**

Fitted with a matching range of base and eye level units with worktop space above, sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge, freezer, dishwasher and cooker, wall mounted cooker hood, double glazed window to the rear, uPVC glazed door opening onto the garden, open plan doorway into the lounge/dining room.

**LOUNGE/DINING ROOM**

**6.51m (21'4") x 3.35m (11') max**

With double glazed window to the front, two fitted ceiling fans with lighting, radiator, coving to ceiling, stone built fire surround, uPVC glazed patio door opening onto the rear garden.

**FIRST FLOOR****LANDING**

With doors to all rooms.

**BEDROOM 1**

**4.03m (13'3") x 2.74m (9')**

With double glazed window to the rear enjoying the views, radiator, built in storage cupboard and storage recess.

**BEDROOM 2**

**3.34m (11') x 3.04m (10')**

With double glazed window to the rear enjoying the views, fitted ceiling fan with light, radiator, coving to ceiling, built in storage cupboard housing the wall mounted boiler serving the heating system and domestic hot water.

**BEDROOM 3**

**3.35m (11') max x 2.38m (7'10")**

With double glazed window to the front, radiator, coving to ceiling.

**BATHROOM**

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, pedestal wash hand basin, low-level WC, tiled splashbacks, obscure double-glazed window to the front.

**OUTSIDE:****FRONT**

The front of the property is approached via a walkway from the roadside leading to a gate and steps to the main entrance. There is a gravelled garden area with mature shrubs and a feature fishpond.

**REAR**

The rear opens to a south-westerly facing garden measuring **6.41m (21') in width x 6.17m (20'3") in length**. Adjoining the rear of the property is a raised patio area with steps descending to the main garden area with gravel and artificial lawn, planted bamboo, all enclosed by wall and fencing with a gate giving side access.

