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Opening Hours

Monday - Friday
9.15am—5.30pm

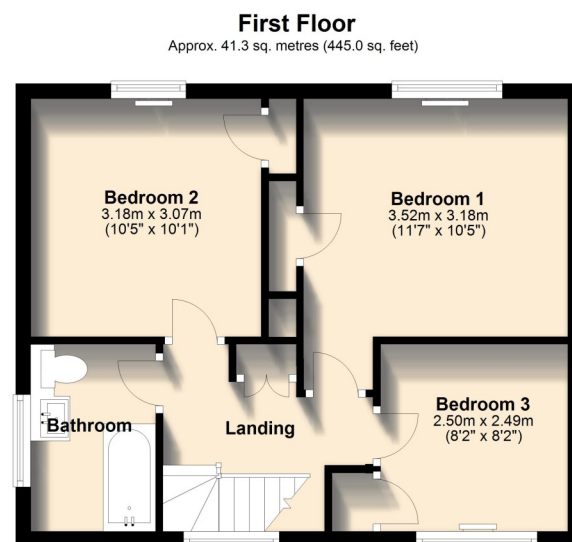
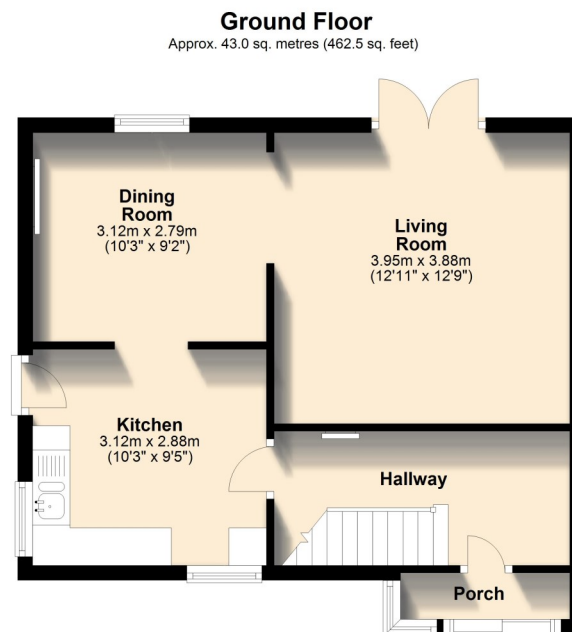
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

08/H/24 5522



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



**48 Severn Place, Efford,
Plymouth, PL3 6JJ**

**SEMI DETACHED
THREE BEDROOMS
TWO RECEPTIONS
GOOD SIZED GARDEN
NO ONWARD CHAIN
OPEN OUTLOOK**

We feel you may buy this property because...
'Of the well-proportioned accommodation on offer and the lovely sized garden.'

£180,000

www.plymouthhomes.co.uk

Energy Efficiency Rating	
Current	Potential
	84
70	

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

WWW.EPC4U.COM

Number of Bedrooms

Three Bedrooms

Property Construction

Lang Easiform Construction

Heating System

Gas Central Heating System

Water Meter

Yes

Parking

On Street Parking

Outside Space

Front And Rear Gardens

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: £5,400

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

What3words Location

///rugs.loses.monday

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 semi detached home occupies a good-sized plot, enjoys an open front outlook and is offered for sale with no onward chain. Internally the accommodation offers: porch, entrance hall, kitchen, dining room, separate lounge, three good sized bedrooms and bathroom. Further benefits include double glazing, central heating and externally there is a good sized and westerly facing rear garden. Plymouth Homes advise an early viewing to fully appreciate this ideal first time or family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a double-glazed patio door into the porch.

PORCH

With double glazed windows to the front and side enjoying the open outlook, door into the hallway.

HALLWAY

3.95m (12'11") x 1.79m (5'10")

With radiator, half height wood panelled walls, stairs rising to the first-floor landing with an under-stairs storage cupboard, door into the kitchen.

KITCHEN

3.12m (10'3") x 2.88m (9'5")

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl sink unit with single drainer and mixer tap, spaces for washing machine and range cooker, wall mounted cooker hood, double glazed windows to the front and side, half height wood panelled walls, uPVC part glazed door to the side of the property, open plan into the dining room.

DINING ROOM

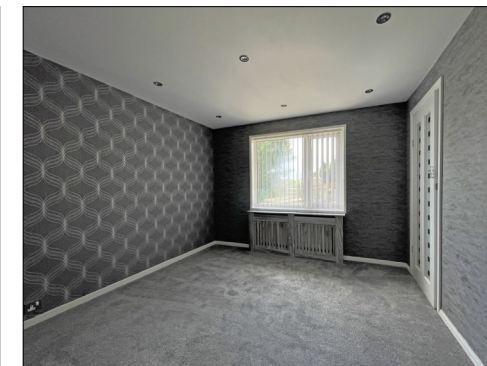
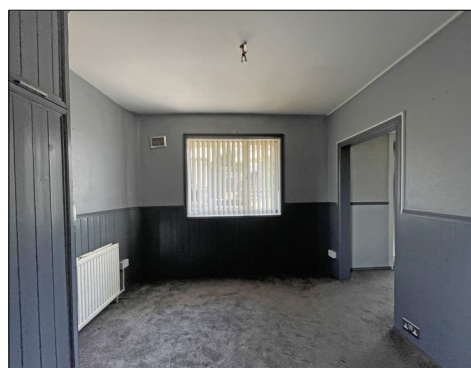
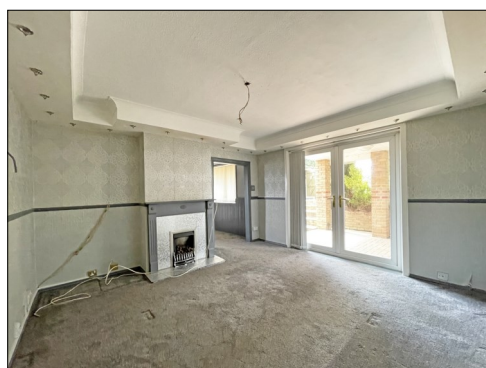
3.12m (10'3") x 2.79m (9'2")

With uPVC glazed double doors to the garden, radiator, cupboard housing the wall mounted boiler serving the heating and domestic hot water, half height panelled walls, open plan into the living room.

LIVING ROOM

3.95m (12'11") x 3.88m (12'9")

With half height panelled walls, coal effect living flame effect gas fire set in a stone surround, coved ceiling, recessed ceiling spotlights, uPVC glazed double doors opening to the garden.



FIRST FLOOR

LANDING

With double glazed window to the front enjoying the views, half height storage cupboard, access to the loft.

BEDROOM 1

3.52m (11'7") x 3.18m (10'5")

A double bedroom with double glazed window to the rear, radiator, built in storage cupboard.

BEDROOM 2

3.18m (10'5") x 3.07m (10'1")

A second double bedroom with double glazed window to the rear, radiator, recessed ceiling spotlights, built-in storage cupboard.

BEDROOM 3

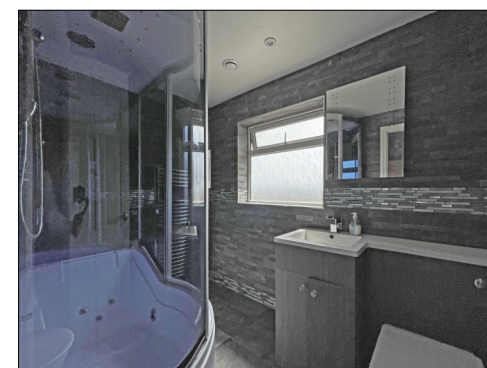
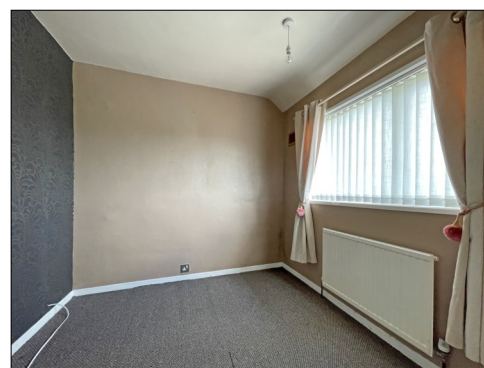
2.50m (8'2") x 2.49m (8'2")

A good-sized single bedroom with double glazed window to the front, radiator, built in storage cupboard.

BATHROOM

2.49m (8'2") x 1.67m (5'6")

Fitted with a three-piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC, enclosed bath/shower unit with spa bath, rainfall shower above, separate hand shower attachment, body jets, LED lighting and inset speaker system, tiled splashbacks, radiator/towel rail, extractor fan, obscure double-glazed window to the side, tiled flooring, recessed ceiling spotlights.



OUTSIDE:

FRONT

The property occupies a substantial plot, approached from the front via both private and shared pathways with steps rising to the elevated front garden and the main entrance. The garden area enjoys the open outlook and comprises paved patio with a raised fishpond. The garden then extends to the side of the house to a further patio area, the side door to the kitchen and following onto the rear garden.

REAR

The tiered and westerly facing rear garden is a good size and measures **19.98m (65'6") max at longest x 8.35m (27'4") max at widest**. Adjoining the rear of the property is a covered seating area with patio doors from the lounge, there is an outdoor kitchen with built in pizza oven, sink unit and storage. Steps then rise to a further garden area with two outside storage sheds, decked seating area with Pergola and steps rising to the final garden section.

PARKING

Parking is on street to the front of the property.

