

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

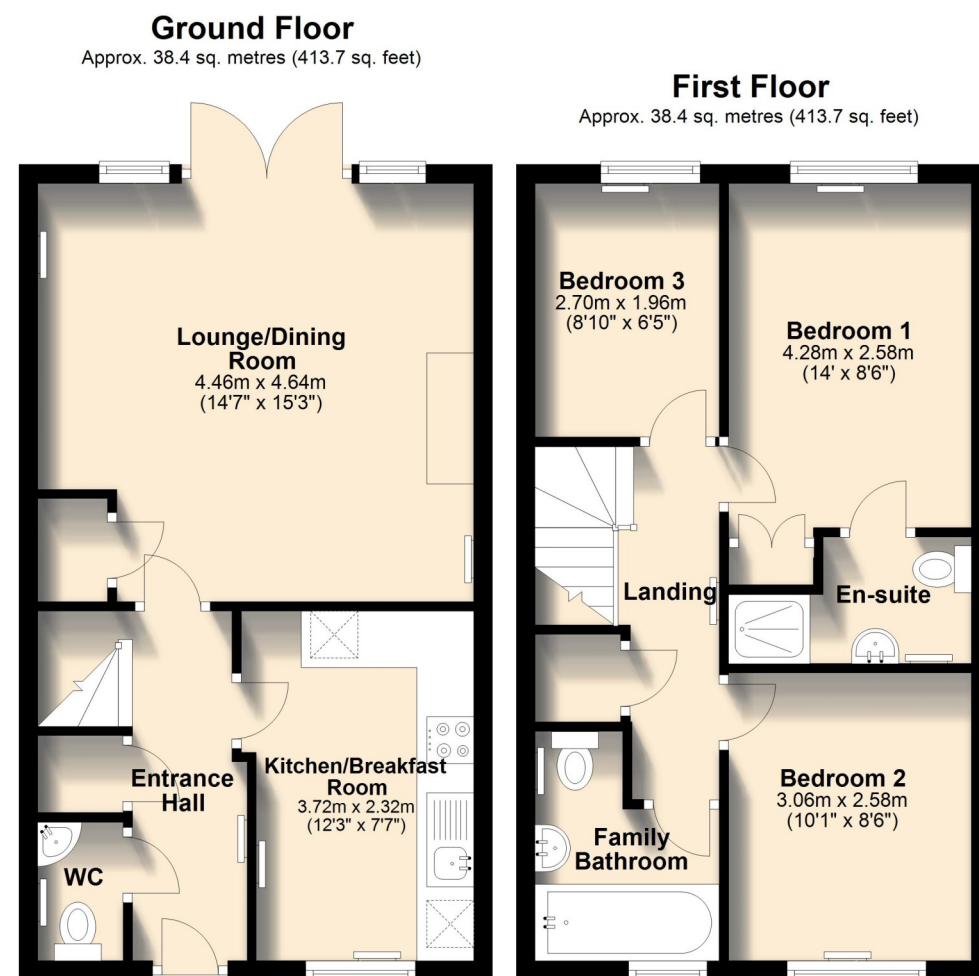
(Central Plymouth Office Only)

Our Property Reference:

08/H/24 5524



Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS



**86 Efford Road, Higher Compton,
Plymouth, PL3 6NQ**

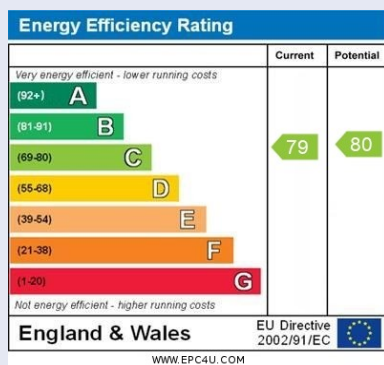
**NO ONWARD CHAIN
WELL-PRESENTED
THREE BEDROOMS
SOLAR PANELS
SOUTH FACING GARDEN
TWO PARKING SPACES**

*We feel you may buy this property because...
'Of the well-presented accommodation on offer.'*

£244,500

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.



www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Two Parking Spaces

Outside Space

South Facing Garden

Council Tax Band

C

Council Tax Cost 2024/2025

Full Cost: £1,968.77

Single Person: £1,476.58

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £12,225

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents and that stamp duty rates will increase on 1st April 2025.

What3words Location

///final.holds.visit

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 well-maintained home enjoys a south facing garden and two allocated parking spaces. Internally the property offers: entrance hall, kitchen/breakfast room, lounge/dining room, downstairs wc, three bedrooms, en-suite and a family bathroom. Further benefits include double glazing, central heating, privately owned solar panels generating a yearly income and there are two allocated parking spaces. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to avoid disappointment.

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

Entry is via a part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With radiator, stairs rising to the first-floor landing, built in storage cupboard.

KITCHEN/BREAKFAST ROOM

3.72m (12'3") x 2.32m (7'7")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, splashbacks, wall mounted boiler serving the heating system and domestic hot water, spaces for upright fridge/freezer, slimline dishwasher and washing machine, fitted electric oven and four ring gas hob with pull out cooker hood above, double glazed window to the front, radiator.

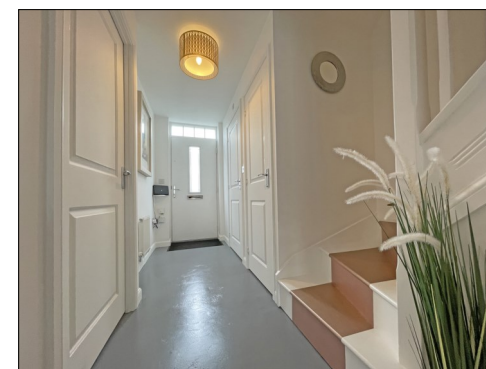
DOWNSTAIRS WC

Fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, extractor fan, tiled splashback, radiator.

LOUNGE/DINING ROOM

4.64m (15'3") x 4.46m (14'7")

A good-sized reception space with glazed double doors and side windows to the rear, built in storage cupboard, two radiators.

**FIRST FLOOR****LANDING**

With built in storage cupboard, radiator, access to the loft space.

BEDROOM 1

4.28m (14') x 2.58m (8'6")

A double bedroom with double glazed window to the rear, built in wardrobe, radiator, door to the en-suite.

EN-SUITE

Fitted with a three-piece suite comprising pedestal wash hand basin, recessed shower cubicle with fitted electric shower above and folding glass screen, low-level WC, tiled splashbacks, extractor fan, wall mounted mirrored cabinet, shaver point, radiator.

BEDROOM 2

3.06m (10'1") x 2.58m (8'6")

A second double bedroom with double glazed window to the front, radiator.

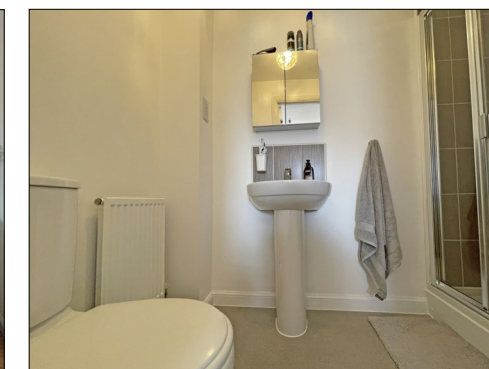
BEDROOM 3

2.70m (8'10") x 1.96m (6'5")

A single bedroom with double glazed window to the rear, radiator.

FAMILY BATHROOM

Fitted with a three-piece suite comprising panelled bath, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, wall mounted mirrored cabinet, obscure double-glazed window to the front, radiator.

**OUTSIDE:****FRONT**

At the front a gate and pathway lead to the main entrance and a lawned area with hedged border.

REAR

The rear opens to a south facing garden measuring **9m (29'6") in length** and comprising decked seating area and lower gravelled garden area with flower borders, enclosed by fencing and wall, with a gate giving rear access towards the allocated parking.

PARKING

The property benefits from two tandem parking spaces located to the rear of the property.

SOLAR PANELS

The property benefits from privately owned solar panels. The vendor informs us these panels generate a yearly income of roughly £500 which help to lower energy bills.

