

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

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

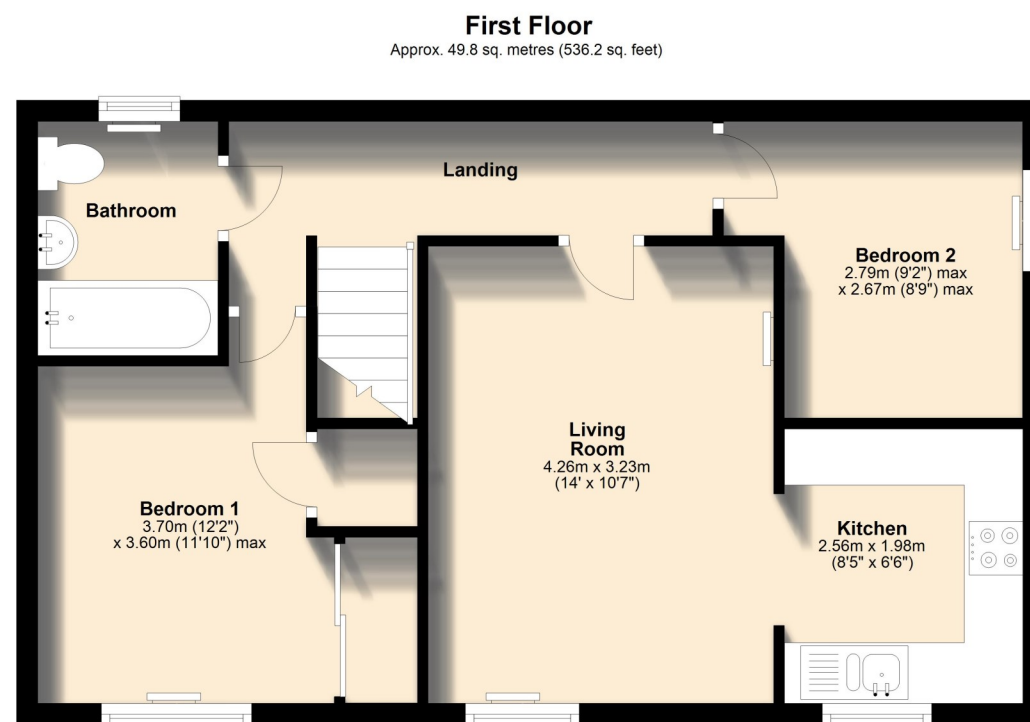
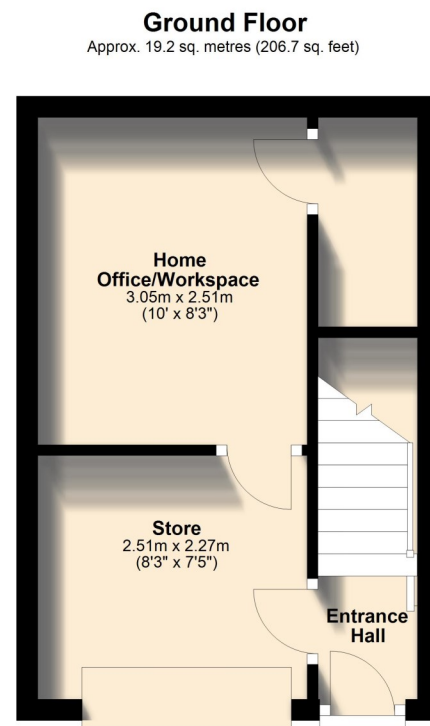
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

16/H/24 5527

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.

PLYMOUTH
HOMES ESTATE AGENTS



POPULAR LOCATION
WELL PRESENTED
TWO BEDROOMS
OPEN PLAN LIVING
PRIVATE GARDEN
SINGLE GARAGE

**55 Triumphal Crescent,
Plympton, Plymouth, PL7 4RW**

We feel you may buy this property because...
'Of the popular residential location and having no onward chain.'

£180,000

www.plymouthhomes.co.uk

Energy Efficiency Rating	
Current	Potential
76	91

Very energy efficient - lower running costs

(92+) A

(81-91) B

(69-80) C

(55-68) D

(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

Number of Bedrooms

Two Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

*Garage and On Street Parking

Outside Space

Private Garden

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: £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

///fine.sheets.sank

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 well-presented coach house is offered for sale with no onward chain and would make the perfect first-time home. Internally the accommodation offers two bedrooms, a lovely open plan living room, kitchen and bathroom. Further benefits include double glazing, central heating, a majority boarded loft space, private garden area and internal access from the ground floor to the garage which has been converted into a useful home office/workspace and storage. Plymouth Homes advise an early viewing to appreciate this lovely home.

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

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

ENTRANCE HALL

With radiator, wood effect laminate flooring, coving to ceiling, door into the storeroom (formerly the garage), stairs rising to the first-floor landing.

FIRST FLOOR**LANDING**

With wood effect laminate flooring, recessed ceiling spotlights, access to a majority boarded loft space with retracting ladder and light.

LIVING ROOM**4.26m (14') x 3.23m (10'7")**

A lovely reception space with double glazed window to the front, two radiators, wood effect laminate flooring, coving to ceiling, open plan into the kitchen.

KITCHEN**2.56m (8'5") x 1.98m (6'6")**

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, spaces for fridge and washing machine, fitted electric oven and four ring gas hob with pull out cooker hood above, double glazed window to the front, wood effect laminate flooring.

**BEDROOM 1****3.70m (12'2") x 3.60m (11'10") max**

With double glazed window to the front, built in wardrobe, built in storage cupboard, radiator, wood effect laminate flooring.

BEDROOM 2**2.79m (9'2") max x 2.67m (8'9") max**

With double glazed window to the side, radiator.

BATHROOM**2.18m (7'2") x 1.68m (5'6")**

Fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, wall mounted storage cabinet, shaver point, obscure double-glazed window to the rear, radiator, tile effect flooring.

***GARAGE**

The original garage has been split with a stud wall to incorporate a home office/workspace and the remainder is useful storage. This split could be changed back to a garage if required.

STORE**2.51m (8'3") x 2.27m (7'5")**

With up and over garage door to the front, light, power and door into the home office/workspace.

HOME OFFICE/WORKSPACE**3.05m (10') x 2.51m (8'3")**

With lighting, power and door to a useful understairs storage cupboard with light.

**GARDEN**

The coach house benefits from a separate, private garden area, a short distance from the property. The garden is mostly laid to lawn and enclosed by fencing.

AGENT'S NOTE

We're informed there is an estate charge of £221.02 towards the maintenance of the communal areas within the estate. We're also informed there is a charge for new owners to join the management company that oversees the estate.

The owner of the coach house also owns the freehold of the two remaining garages below. There is a peppercorn agreement in place with the properties that own these garages.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.