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Opening Hours

Monday - Friday
9.15am—5.30pm

Saturday

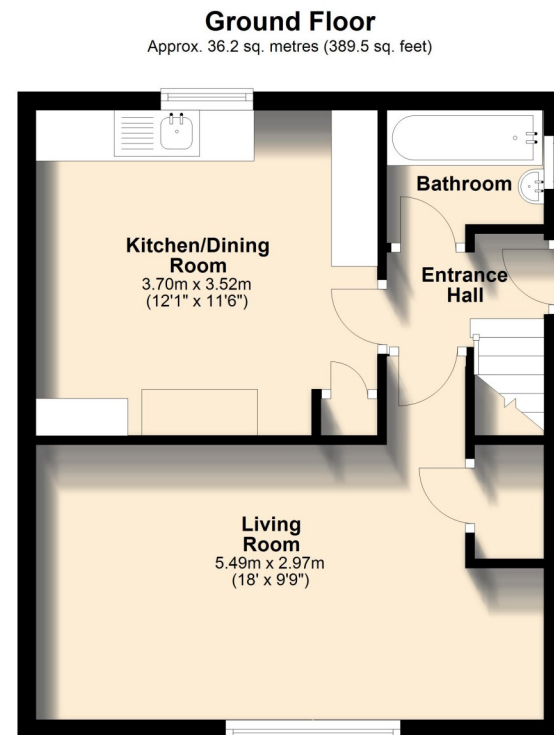
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

28/H/24 5535

Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS



**17 Grizedale Road, Austin Farm,
Plymouth, PL6 5XB**

**THREE BEDROOMS
LIVING ROOM
KITCHEN/DINING ROOM
DOUBLE GLAZING
CENTRAL HEATING
NO ONWARD CHAIN**

We feel you may buy this property because...
'Of the popular location and the scope for improvement.'

£160,000

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
63	85

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

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: £4,800

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

What3words Location

///really.regime.melt

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Medium Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

Introducing...

Offered for sale with no onward chain, this semi-detached property requires modernisation but has potential to be a lovely first time or family home. Internally, the ground floor accommodation offers living room, kitchen/dining room and bathroom. Stairs then rise to the first floor where there are three good sized bedrooms and a separate wc. Externally, there is a patio seating area to the side of the house and a tiered rear garden. Plymouth Homes ideally recommend an internal inspection to appreciate the accommodation and location on offer.

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

Entry is via a uPVC side door opening into the entrance hall.

ENTRANCE HALL

With radiator and stairs rising to the first-floor landing.

LIVING ROOM

5.49m (18') x 2.97m (9'9")

With double glazed window to the front, radiator, wall lights, coving to ceiling, coal effect electric fire set within a wooden surround, built in storage cupboard.

KITCHEN/DINING ROOM

3.70m (12'1") x 3.52m (11'6")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink with single drainer and mixer tap, spaces for fridge, freezer, washing machine and cooker, double glazed window to the rear, built in storage cupboard, wall mounted boiler serving the heating system and domestic hot water.

BATHROOM

Fitted with a two-piece suite comprising panelled bath with independent electric shower above, vanity wash hand basin with cupboard storage under, tiled splashbacks, electric fan heater, obscure double-glazed window to the side, radiator.

**FIRST FLOOR****LANDING**

With double glazed window to the side, access to the loft space with retracting ladder.

BEDROOM 1

3.70m (12'1") x 3.56m (11'8")

With double glazed window to the rear, built in storage cupboard, radiator.

BEDROOM 2

3.70m (12'1") max x 2.93m (9'7")

With double glazed window to the front, radiator.

BEDROOM 3

3.56m (11'8") x 1.86m (6'1")

With double glazed window to the rear, radiator.

SEPARATE WC

With obscure double-glazed window to the side and fitted with a low-level WC, radiator.

OUTSIDE:**FRONT**

The property is approached via shared steps rising to a private, sloped garden area and a paved side seating area enjoying the open outlook. The side seating area also accesses two useful storage sheds and leads onto the rear garden.

REAR

The rear garden is tiered and measures **13.79m (45')** in length x **7.66m (25')** in width. Concrete steps provide access to each garden level, the majority of which are laid to lawn.

