

## 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  
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Email Us  
[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

Website  
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Opening Hours  
Monday - Friday  
9.15am—5.30pm  
Saturday  
9.00am—4.00pm  
(Central Plymouth Office Only)

Our Property Reference:  
16/H/24 5526

## Can We Help Further?

### Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

### Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

### Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

### Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

### Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the highly competitive fee of only £50 plus VAT. Please contact us on (01752) 514500 to book your appointment.

## 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



**83 Thurlestone Walk, Leigham,  
Plymouth, PL6 8QG**

**WELL PRESENTED  
EXTENDED  
ACCOMMODATION  
LARGE BEDROOM  
SEPARATE LOUNGE  
KITCHEN/DINING ROOM  
FRONT & REAR GARDENS**

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

**£170,000**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(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

One Bedroom

### Property Construction

Wimpey No-Fines Construction

### 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 and that stamp duty rates will increase on 1st April 2025.

### What3words Location

///jumpy.wells.unions

### Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

### Maximum Broadband Available

Download Speed: 1000Mbps

### Introducing...

This well maintained and extended bungalow enjoys a front outlook across playing fields. Internally the accommodation offer lounge, kitchen/dining room, large double bedroom and shower room. Further benefits include double glazing, central heating and externally there are front and rear gardens, and a useful storage shed. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to avoid disappointment.

### The Accommodation Comprises...

#### GROUND FLOOR

##### COVERED ENTRANCE

Entry is via a covered entrance with uPVC door giving access to the entrance porch and a separate door accessing a useful outside storage shed with light and power supply.

##### PORCH

With coving to ceiling and door into the entrance hall.

##### ENTRANCE HALL

With coving to ceiling and doors to all rooms.

##### LIVING ROOM

4.22m (13'10") max x 3.86m (12'8")

With double glazed window to the rear, radiator, coving to ceiling, electric fire set in feature surround, uPVC part glazed door to the rear garden.

##### KITCHEN/DINING ROOM

5.29m (17'4") max x 2.62m (8'7") max

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, spaces for fridge/freezer and washing machine, fitted electric oven and four ring electric hob with pull out cooker hood above, built in storage cupboard, double glazed windows to the front and side, radiator, coving to ceiling, recessed ceiling spotlights.

##### BEDROOM 1

4.77m (15'8") x 2.72m (8'11")

A lovely large double bedroom with double glazed window to the rear, radiator, coving to ceiling, access to the loft space.



##### SHOWER ROOM

Fitted with a three-piece suite comprising shower cubicle with fitted electric shower above, vanity wash hand basin with cupboard storage below, low-level WC, radiator/towel rail, tiled splashbacks, obscure double-glazed window to the front, tiled flooring, recessed ceiling spotlights, built in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water.

##### OUTSIDE:

##### FRONT

The front opens to a good-sized garden area, the majority laid with gravel for low maintenance, enclosed by walls with paved pathways leading to the covered entrance. To the front of the property are open playing fields.

##### REAR

The rear opens to a private pathway and steps giving rear access and also leading to gravelled garden areas which are enclosed by wooden fencing.

**Ground Floor**  
Approx. 57.4 sq. metres (618.2 sq. feet)

