

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:

09/J/24 5562

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?

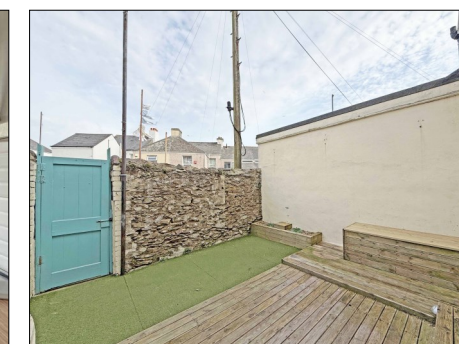
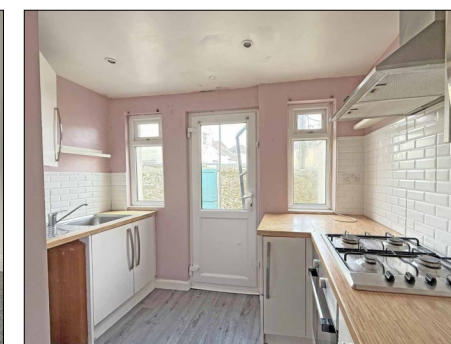
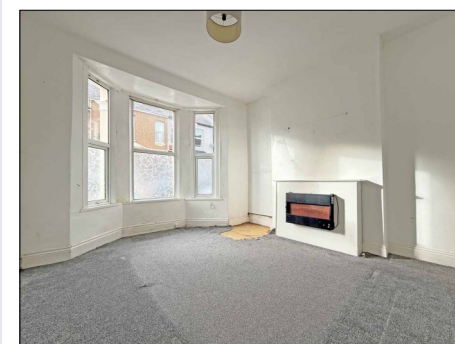
We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the highly competitive fee of only £50 plus VAT. Please contact us on (01752) 514500 to book your appointment.

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



**46 Maristow Avenue, Keyham,
Plymouth, PL2 1LP**

**WELL PRESENTED
TWO DOUBLE BEDROOMS
TWO RECEPTIONS
CENTRAL HEATING
WALLED COURTYARD
NO ONWARD CHAIN**

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

£160,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		
	Current	Potential
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
On Street Parking

Outside Space
Rear Courtyard

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: £700
Second Home or Investment
Property: £8,700

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

What3words Location
///brings.loves.plans

Flood Risk Summary
Rivers and the Sea:
Very Low Risk
Surface Water:
Very Low Risk

Maximum Broadband Available
Download Speed: 1000Mbps
Upload Speed: 100Mbps

Introducing...

This well-presented home is offered for sale with no onward chain and would make the ideal first-time home or investment. Internally the accommodation offers: bay fronted lounge, separate dining room, two large double bedrooms, kitchen and bathroom. Offered for sale with no onward chain Plymouth Homes would 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 with decorative newel post, under-stairs storage cupboard.

LOUNGE

4.20m (13’9”) x 3.55m (11’8”)

With double glazed bay window to the front, radiator.

DINING ROOM

3.65m (12') x 2.78m (9'1")

Currently used as a third bedroom, with double glazed window to the rear, radiator.

KITCHEN

2.80m (9'2") max x 2.43m (8')

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, tiled splashbacks, spaces for fridge and washing machine, fitted electric oven and four ring electric hob with stainless steel cooker hood above, two double glazed windows to the rear, radiator, recessed ceiling spotlights, part glazed door opening to the rear.

FIRST FLOOR

LANDING

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

BEDROOM 1

4.59m (15'1") x 3.58m (11'9")

A lovely large double bedroom with two double glazed windows to the front, built in storage cupboard, radiator.



BEDROOM 2

3.68m (12'1") x 2.78m (9'1")

A second double bedroom with double glazed window to the rear, built in storage cupboard, radiator, wall mounted boiler serving the heating system and domestic hot water.

BATHROOM

Fitted with a three-piece suite comprising panelled bath, pedestal wash hand basin, low-level WC, tiled splashbacks, obscure double-glazed window to the rear, radiator.

REAR

The rear opens to a walled courtyard garden with gate giving rear access. Please note the decking and artificial lawn are not included within the sale and will be removed.

