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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

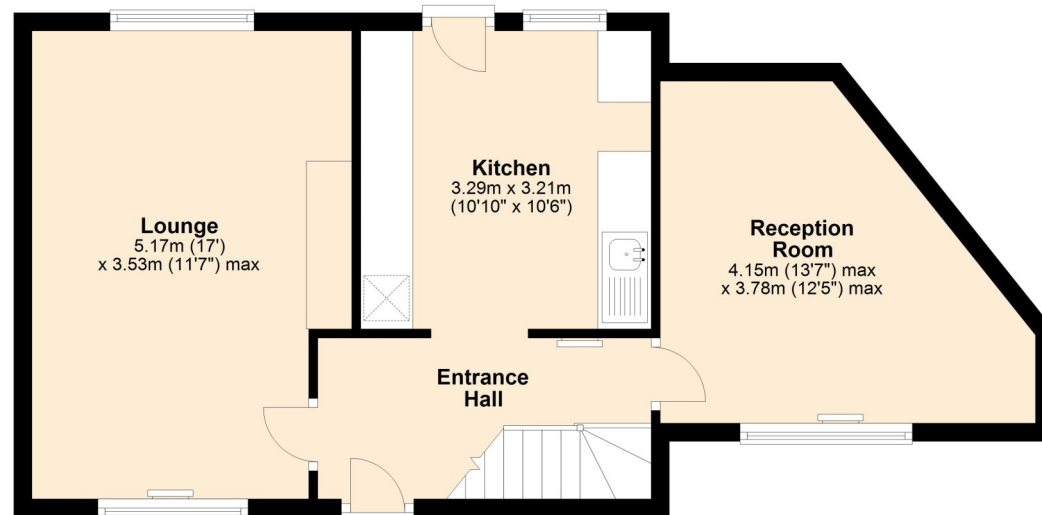
Our Property Reference:

16/J/24 5571

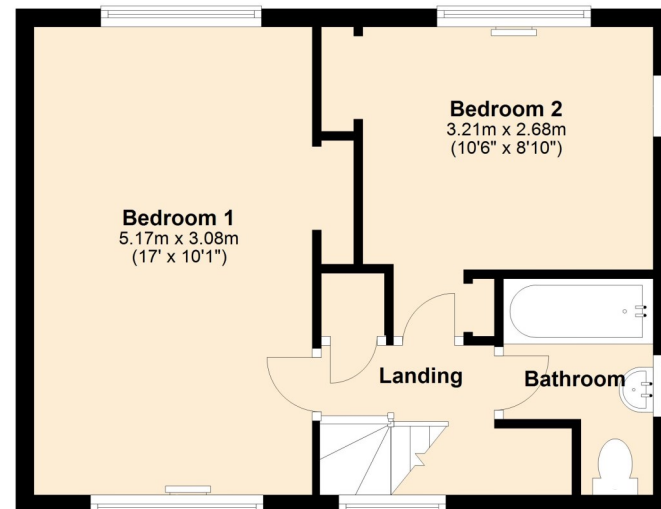
Floor Plans...

Ground Floor

Approx. 48.3 sq. metres (519.6 sq. feet)



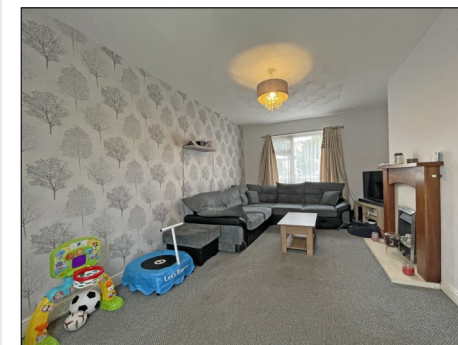
Approx. 35.3 sq. metres (379.6 sq. feet)



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



**102 Hawkinge Gardens, Ernesettle,
Plymouth, PL5 2RX**

**TWO DOUBLE BEDROOMS
TWO RECEPTIONS
SEPARATE KITCHEN
CAR HARDSTANDING
GOOD SIZED GARDEN
NO ONWARD CHAIN**

*We feel you may buy this property because...
'Of the spacious, versatile accommodation on offer.'*

£180,000

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	
64	82

England & Wales E.U. Directive 2002/91/EC
WWW.EPC4U.COM

Number of Bedrooms
Two/Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
No

Parking
Car Hardstanding

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: £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
///kicks.actor.crush

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

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

Introducing...

This well-proportioned home has been extended and offers versatile accommodation. Internally the property offers lounge, kitchen, extended reception room which would also make a third double bedroom, two first floor double bedrooms and a bathroom. Further benefits include double glazing, central heating and externally there is a front car hardstanding and a good-sized rear garden. Offered for sale with no onward chain, Plymouth Homes advise an early viewing.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A uPVC half glazed entrance door opens into the entrance hall.

ENTRANCE HALL

With radiator, stairs rising to the first-floor landing with an under-stairs recess and storage cupboard.

LOUNGE

5.17m (17') x 3.53m (11'7") max

With double glazed windows to the front and rear, living flame effect gas fire set within a feature surround, radiator.

KITCHEN

3.29m (10'10") x 3.21m (10'6")

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, integrated fridge and freezer, spaces for washing machine and cooker, double glazed window to the rear, uPVC half glazed door to the garden.

RECEPTION ROOM

4.15m (13'7") max x 3.78m (12'5") max

An extension that offers versatility as a second reception room or third bedroom, with double glazed window to the front, radiator.

FIRST FLOOR

LANDING

With double glazed window to the front, access to the loft space, storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water.



BEDROOM 1

5.17m (17') x 3.08m (10'1")

A good sized double bedroom with double glazed windows to the front and rear, radiator, open plan storage recess.

BEDROOM 2

3.21m (10'6") x 2.68m (8'10")

A second double bedroom with double glazed windows to the side and rear, radiator, extractor fan, two built in storage recesses.

BATHROOM

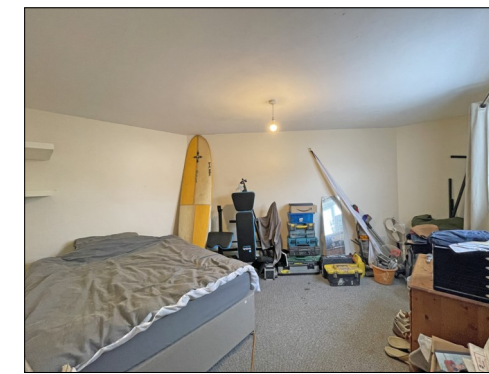
2.00m (6'7") x 1.65m (5'5")

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, pedestal wash hand basin, low-level WC, tiled surround, obscure double-glazed window to the side.

OUTSIDE:

FRONT

The front is approached via a pathway leading to a lawned garden and the covered main entrance. To the right side is a car hardstanding with side path and gate to the rear garden.



REAR

The rear opens to a good-sized garden measuring **5.20m (17') max at widest x 24.05m (78'11") max at longest**. The garden comprises paved, gravelled, decked and lawned areas, enclosed by walls and accessing an outside storage shed.

