

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:
18/J/24 5572

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 (for an amazing fee from only £199 to include VAT) 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....

THESE PARTICULARS ARE ISSUED IN GOOD FAITH AND DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY CONTRACT OR OFFER. THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. 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

Draft Details – Not Approved & Subject To Change



DETACHED HOME
FOUR/FIVE BEDROOMS
LEISURE SUITE/INDOOR
POOL
WOODLAND SETTING
DOUBLE GARAGE
IMPROVEMENT REQUIRED

**6 Wood Park, Plymbridge,
Plymouth, PL6 8AW**

We feel you may buy this property because...

'This substantial home has an extensive leisure suite to the rear, and subject carrying out the required modernisation and improvements, will make a highly desirable family home'

**Offers In Excess Of
£650,000**

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			
		72	81
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Number of Bedrooms:

Four Bedrooms

Property Construction:

Cavity Brick Walls

Heating System:

Gas Central Heating

Water Meter

Yes

Parking

Ample Parking

Outside Space

Large Rear Garden

Council Tax Band

G

Council Tax Cost 2016/2017:

Full Cost: £3,691.45

Single Person: £2,768.59

Stamp Duty Liability:

First Time Buyer: £20,000

Main Residence: £20,000

Second Home or Investment

Property: £39,500

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

What3words Location

///picked.agent.ticket

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

Introducing...

'Oakdale' is a substantial detached family home, positioned in an unrivalled woodland setting and offered for sale requiring modernisation and improvement. The extensive accommodation comprises: entrance hall, lounge, dining room, kitchen/breakfast room, cloakroom, study, utility room, boiler room, four bedrooms, en-suite shower room, family shower room, leisure suite comprising a 30' indoor pool, gymnasium, sauna/shower room and an additional bathroom. Externally, the property is set in extensive gardens that back onto woodland and there is a detached double garage with ample driveway parking. Offering a fantastic opportunity for the right buyer, this impressive home is highly recommended.

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

Entrance door opening to:

ENTRANCE HALL

Two double glazed windows to the front, stairs to the first floor landing with an understairs storage cupboard, door to:

WC

Frosted double glazed window to the front, wash hand basin, low-level WC, heated towel rail, part tiled walls.

INNER HALLWAY

Radiator, coved ceiling, open plan to:

LOUNGE**5.13m (16'10") x 4.23m (13'10")**

Double glazed windows to the rear, feature central fireplace, radiator, coved ceiling, double doors to the garden and conservatory.

DINING ROOM**6.91m (22'8") x 3.51m (11'6") max**

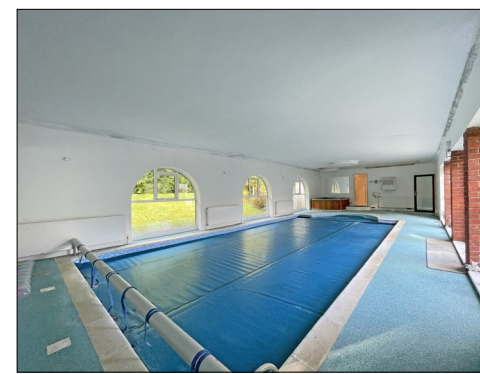
Double glazed window to the rear, radiator, coved ceiling.

CONSERVATORY**4.22m (13'10") x 3.66m (12')**

Good size conservatory with uPVC double glazed windows and a double glazed roof.

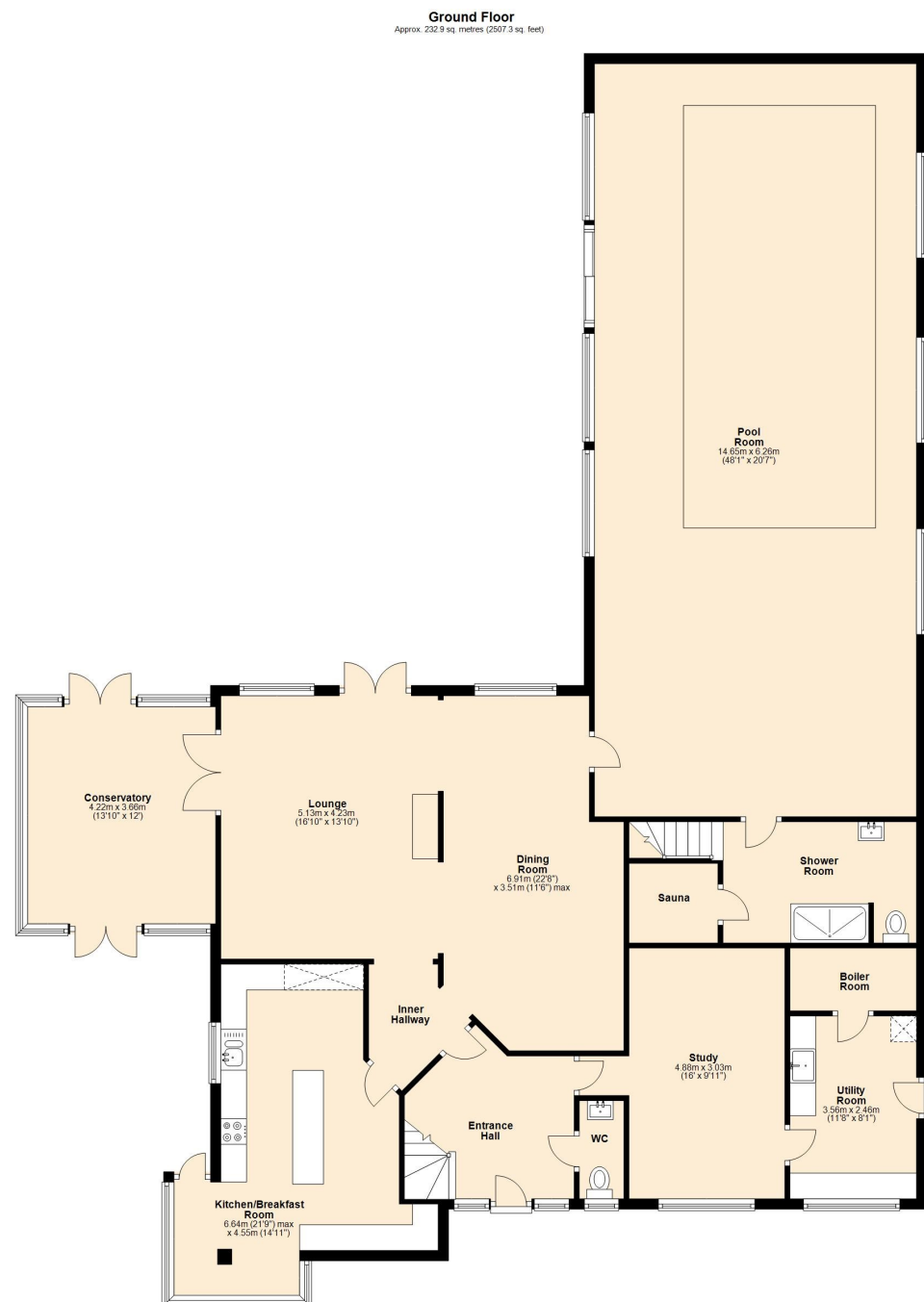
KITCHEN/BREAKFAST ROOM**6.64m (21'9") max x 4.55m (14'11")**

Fitted with a matching range of base and eye level units with granite work surfaces, 1+1/2 bowl inset sink with a mixer tap, integrated fridge/freezer and dishwasher, electric double oven with a four ring ceramic hob and cooker hood above, coffee machine, double glazed window to the side, glazed breakfast area, radiator, coved ceiling.

**Floor Plans....**



Floor Plans...



STUDY

4.88m (16') x 3.03m (9'11")
Double glazed window to the front, radiator.

UTILITY ROOM

3.56m (11'8") x 2.46m (8'1")
Fitted with a matching range of base and eye level units with worktop space above, china butler style sink, plumbing for washing machine and dishwasher, double glazed window to the front, uPVC double glazed door to the side.

BOILER ROOM

Wall mounted gas boiler, hot water cylinder.

LEISURE SUITE

POOL ROOM

14.65m (48'1") x 6.26m (20'7")
Impressive large room with double glazed windows to either side and patio doors opening onto the rear garden, radiator, inset pool measuring 9.1m (30') x 4.6m (15') with semi-circular entrance steps, pool cover, space for hot tub. Door to:

SHOWER ROOM

Suite comprising a tiled double shower enclosure, wash hand basin, low-level WC, heated towel rail, timber sauna, stairs rise to a first floor bathroom.

FIRST FLOOR

LANDING

Coved ceiling, access to the loft, linen cupboard with radiator.

BEDROOM 1

4.23m (13'10") x 3.36m (11')
Two double glazed windows to the rear, two built-in triple wardrobes, radiator, coved ceiling, patio doors opening to the rear balcony.

EN-SUITE SHOWER ROOM

Suite comprising a double shower enclosure, vanity wash hand basin, low-level WC, heated towel rail, tiled walls, frosted double window to side.

BEDROOM 2

3.60m (11'10") x 2.90m (9'6")
Built-in triple wardrobe, radiator, coved ceiling, patio door to rear balcony.

BEDROOM 3

3.48m (11'5") x 2.86m (9'5")
Two double glazed windows to the front, radiator, coved ceilings, storage cupboard.

BEDROOM 4

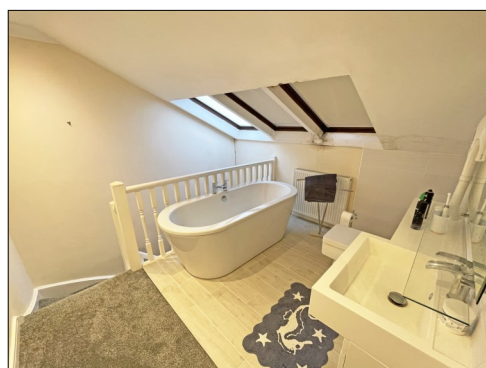
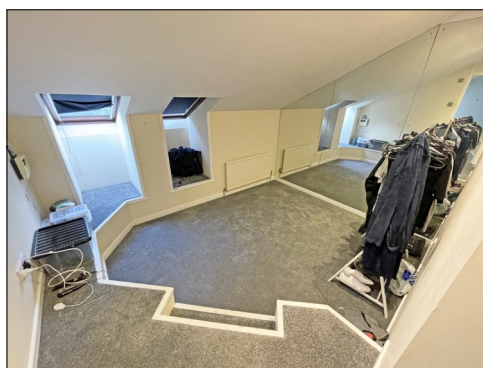
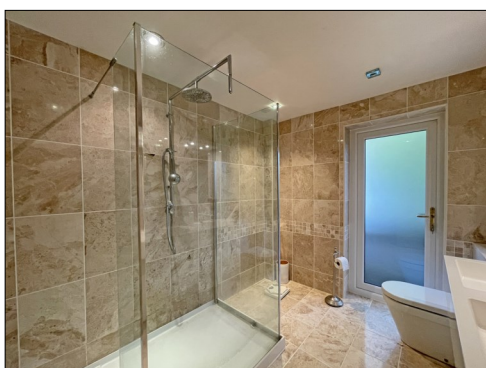
2.51m (8'3") x 2.50m (8'2")
Double glazed window to side, built-in double wardrobe, radiator, coved ceiling.

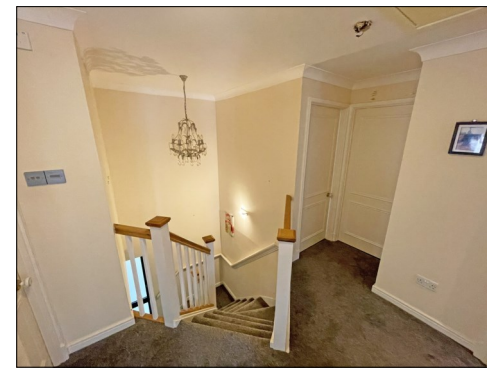
SHOWER ROOM

Suite comprising a double shower enclosure, twin vanity wash hand basins, low-level WC, tiled walls, double glazed frosted door.

GYM/BEDROOM 5

4.07m (13'4") x 3.10m (10'2")
Two skylight windows, radiator, mirrored wall, coved ceiling, door to:





BATHROOM

Suite comprising a freestanding double ended bath, vanity wash hand basin, low-level WC, part tiled walls, hairdryer, three skylight windows, radiator, stairs lead down to the leisure suite shower room and sauna.

OUTSIDE

FRONT

The property occupies a generous sized plot, set in a secluded position within the popular Wood Park development and backing onto Plymbridge Woods. The impressive frontage incorporates a circular in and out private driveway offering ample parking for numerous vehicles. The driveway leads to the main entrance, a lawned garden area with matures trees and leading onto further parking and the double garage.

REAR

The rear garden is also a particular feature of the property measuring approximately **26.20m (85'9") in length x 34.80m (114') in width**. The garden wraps around the property and incorporates an established lawned garden with a selection of mature trees and shrubs, a paved seating area adjoining the lounge and enjoying the woodland outlook, a central vegetable garden, fishpond and all backing onto Plymbridge Woods. From the garden access is given to a timber garden shed measuring **3.35m (11'6") x 2.13m (7'6")**. The shed offers garden storage and houses the pump house and boiler for the swimming pool.

DOUBLE GARAGE

4.78m (15'8") x 5.99m (19'7")

With double width garage door, window to the rear, pedestrian door to the side, power supply, lighting and boarded loft area offering ideal storage.

AGENT'S NOTE

The seller of the property has informed us of the following information. Please be aware that a survey has not been carried out and this list is not exhaustive. The current asking price has been set to allow for the fact the property requires significant improvement and the owner is not open to offers lower than the asking price. The owner has also advised us that there is an estate charge of £40 per annum.

- All 3 exterior gates and surrounds require immediate replacement.
- Rear fence requires complete replacement due to natural weakening and fallen tree from woods at rear of property.
- Rear patio brick work and fire place require attention and replacement.
- Swimming pool shed in rear garden requires replacement.
- Issue with electric garage door needs to be investigated and rectified.
- Mains power to garage needs to be investigated and rectified.
- Front door does not unlock, suspect new lock required.
- All windows and internal doors require keys/ new locks.
- Main bank of integral kitchen appliances require

replacement - microwave, steamer, oven, coffee machine.

- Some glass panes in conservatory are blown and require replacement.
- Lighting/supply to conservatory needs to be investigated and rectified.
- Showpiece fire place in front room requires replacement, have been told by a number of engineers that it is obsolete.
- 1 x wall in front room may need to be re plastered due to water ingress from bathroom above.
- Part of dining room ceiling may need to be re plastered due to water ingress from leaking balcony above.
- Floor tiles in utility room are damaged and should be replaced.
- Ceiling in boiler room requires replacement following previous water damage.
- Swimming pool boiler requires immediate replacement.
- Swimming pool room including pool requires immediate refurbishment.
- Hot tub needs to be tested and refurbished as required.
- Sauna not working, needs to be investigated and rectified.
- Down stairs leisure bathroom has ongoing water issue/ leak which needs to be investigated and rectified.
- Upstairs leisure bathroom velux type windows x 3 require immediate replacement.
- Upstairs leisure bathroom ceiling requires complete replacement.
- Leisure electrics require testing and rectifying due to

water damage.

- Gym velux type windows x 2 require replacement.
- En-suite shower and tray in main bedroom needs to be replaced as not fitted correctly (by previous owner), which causes water to leak into front room below unless used in a particular way.
- Balcony adjacent to main bedroom has a leak and needs replacing.
- All radiators need to be tested and replaced as required, a number do not work but cannot confirm the number and which ones.
- There are bats roosting in the main loft area.

Most of the house/ appliances etc have not been used for approximately 2.5 years.

