

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

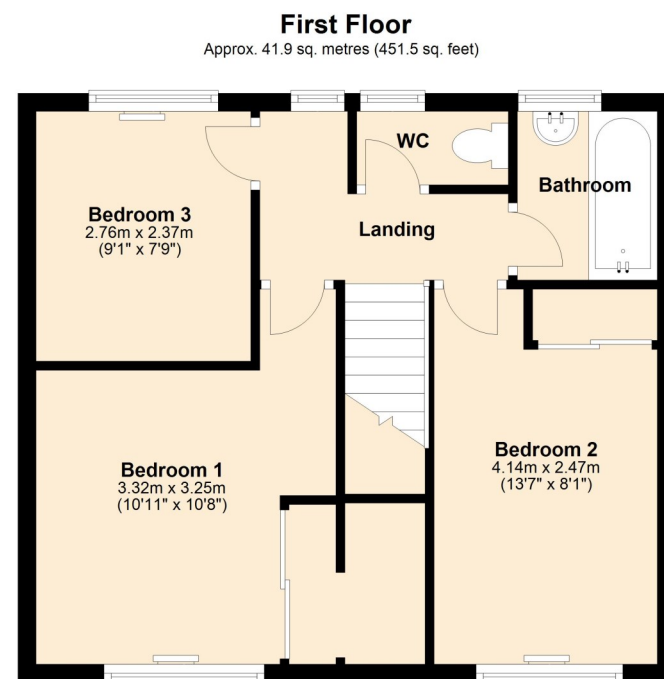
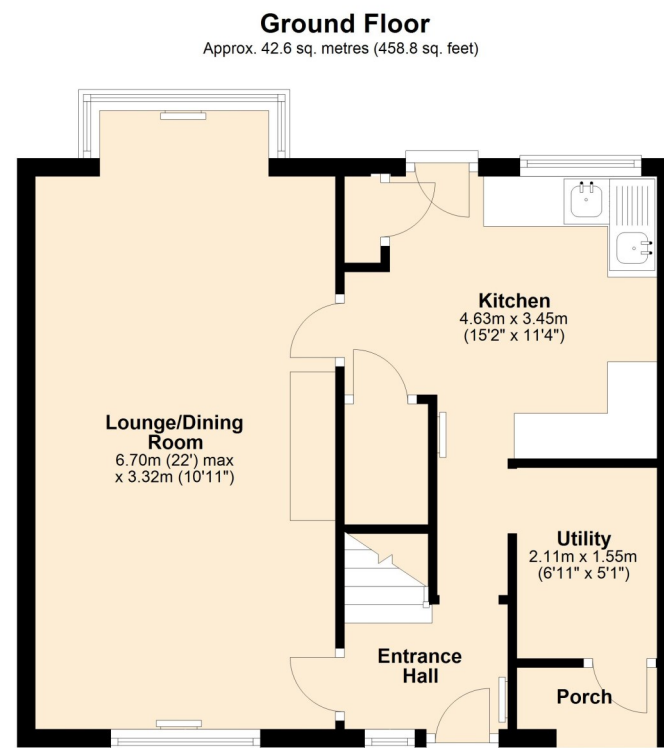
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

21/J/24 5573

Floor Plans...



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 |
| 73 | 86 |

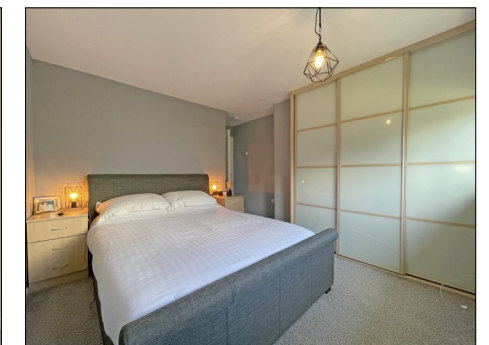
Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

WWW.EPC4U.COM

PLYMOUTH
HOMES ESTATE AGENTS



**11 Ipswich Close, Whiteleigh,
Plymouth, PL5 4BW**

**WELL-PRESENTED
THREE BEDROOMS
LOUNGE/DINING ROOM
WEST FACING GARDEN
DOUBLE GLAZING
CENTRAL HEATING**

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

£200,000

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

No

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: £6,000

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

What3words Location

///trips.remit.chefs

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 100Mbps

Introducing...

This well-presented property would make the perfect first time or family home. Internally the accommodation offers: lounge/dining room, kitchen, utility, three bedrooms, bathroom and separate wc. Further benefits include double glazing, central heating and externally there is a lovely and private, west facing garden. Plymouth Homes advise an early viewing to avoid disappointment.

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

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

ENTRANCE HALL

With obscure double-glazed window to the front, radiator, wooden flooring, stairs rising to the first-floor landing.

LOUNGE/DINING ROOM

6.70m (22') max x 3.32m (10'11")

A good-sized reception space with double glazed box window to the rear, double glazed window to the front, wall mounted log effect gas fire, two radiators, wooden flooring, door to the kitchen.

KITCHEN

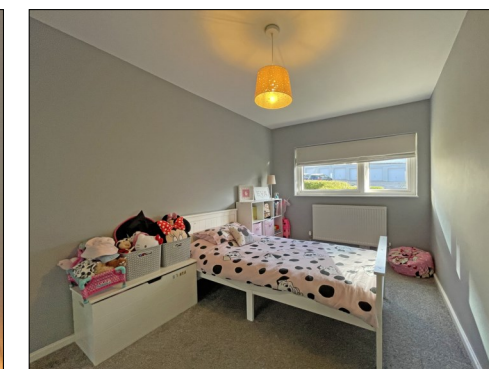
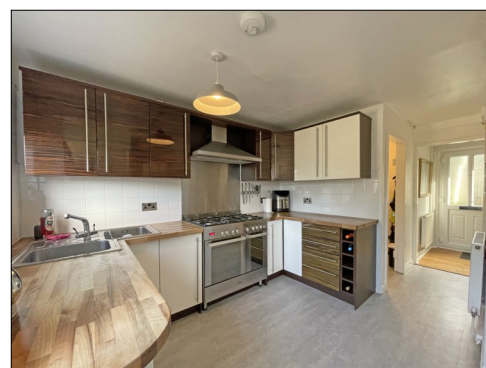
4.63m (15'2") x 3.45m (11'4")

Fitted with a matching range of base and eye level units with worktop space above, twin bowl sink unit with single draining board, mixer tap, tiled splashbacks, spaces for washing machine and range cooker range, wall mounted cooker hood, double glazed window to the rear, two built in storage cupboards, radiator, uPVC half glazed door opening to the garden, doorways to the utility and the entrance hall.

UTILITY

2.11m (6'11") x 1.55m (5'1")

With wall mounted cupboards, uPVC half glazed door to the front porch.

**FIRST FLOOR****LANDING**

With double glazed window to the rear, access to the loft space.

BEDROOM 1

3.32m (10'11") x 3.25m (10'8")

With double glazed window to the front, radiator, built in wardrobe with a further concealed storage cupboard behind housing the wall mounted boiler serving the heating system and domestic hot water.

BEDROOM 2

4.14m (13'7") x 2.47m (8'1")

With double glazed window to the front, built in wardrobe, radiator.

BEDROOM 3

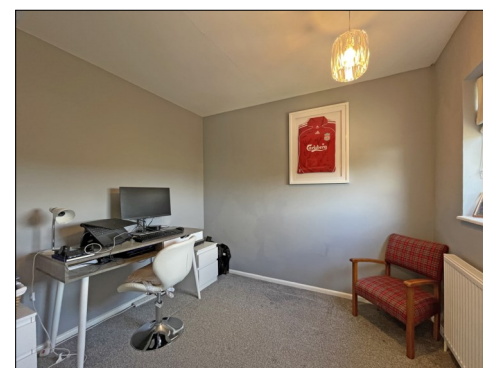
2.76m (9'1") x 2.37m (7'9")

With double glazed window to the rear, radiator.

BATHROOM

1.86m (6'1") x 1.55m (5'1")

Fitted with a two-piece suite comprising panelled bath with independent electric shower above, vanity wash hand basin with cupboard storage below, extractor fan, obscure double-glazed window to the rear.

**WC**

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

OUTSIDE:**FRONT**

The front of the property is approached via steps descending to the main entrance, the front porch and a tiered garden with lawned and gravelled areas.

REAR

At the rear the property opens to a lovely, private and low maintenance garden measuring **6.19m (20'3") in width x 8.37m (27'5") in length**. The garden faces west and comprises decked and artificial lawn areas enclosed by wooden fencing.

