

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
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PL4 7AA
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PL6 5AQ
(01752) 772846

Email Us
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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:
23/J/24 5576

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



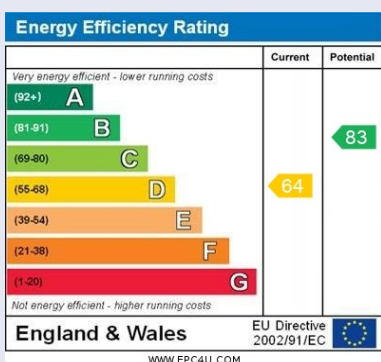
**14 Mainstone Avenue, Cattedown,
Plymouth, PL4 9NB**

**TWO DOUBLE BEDROOMS
IMPROVEMENT REQUIRED
DOUBLE GLAZING
GAS CENTRAL HEATING
SOUTHERLY COURTYARD
NO ONWARD CHAIN**

We feel you may buy this property because...
'This older style home is offered for sale with no onward chain and requires updating, repair and modernisation throughout.'

£150,000

www.plymouthhomes.co.uk



Number of Bedrooms

Two Bedrooms

Property Construction

Stone Walls

Heating System

Gas Central Heating

Water Meter

TBC

Parking

On Street Parking

Outside Space

Southerly 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: Nil

Second Home or Investment

Property: £4,500

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

What3words Location

///bigger.wipe.rides

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

High Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 220Mbps

Introducing...

Offered for sale with no onward chain, this two bedroom home requires updating and modernisation. The accommodation comprises: entrance hall, lounge, dining room, kitchen, shower room, store room and two double bedrooms. Externally there is a south facing courtyard to the rear. With double glazing and gas central heating, Plymouth Homes recommend this investment buy.

The Accommodation Comprises...

GROUND FLOOR

Entrance door opening to:

ENTRANCE VESTIBULE

Part glazed door to:

ENTRANCE HALL

Radiator, dado rail, coved ceiling, stairs to the first floor landing with an under-stairs storage cupboard, storage cupboard.

LOUNGE

4.55m (14'11") into bay x 3.86m (12'8")

Double glazed bay window to the front, fire surround, radiator, dado rail, coved ceiling.

DINING ROOM

3.56m (11'8") x 3.22m (10'7")

Double glazed window to the side, radiator, coved ceiling, door to:

KITCHEN

3.15m (10'4") x 1.89m (6'2")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, gas point for cooker, two double glazed windows to the rear, wall mounted gas combination boiler, tiled splashbacks.

SHOWER ROOM

Suite comprising a tiled shower area, wash hand basin, bidet, low-level WC, tiled splashbacks, frosted double glazed window to the side, radiator, extractor fan, door to:

STORE

Frosted double glazed window to the rear.

FIRST FLOOR

LANDING

Double glazed window to the rear, access to the loft.

BEDROOM 1

4.92m (16'2") x 3.51m (11'6")

Two double glazed windows to the front, radiator.

BEDROOM 2

3.56m (11'8") x 3.22m (10'7")

Double glazed window to the rear, radiator.

OUTSIDE

REAR

3.5m (18') x 5.2m (17') max

Enclosed south facing courtyard, outside water tap.

