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Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
25/J/24 5578



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.

PLYMOUTH
HOMES ESTATE AGENTS



**54 Northampton Close, Whiteleigh,
Plymouth, PL5 4JT**

**TWO BEDROOMS
DRESSING ROOM/STUDY
WELL PRESENTED
SOUTH FACING GARDEN
TWO RECEPTION ROOMS
NO ONWARD CHAIN**

We feel you may buy this property because...
'This well presented home has a south facing garden and is offered for sale with no onward chain.'

£190,000

www.plymouthhomes.co.uk

Energy Efficiency Rating	
Current	Potential
73	85

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

Front And Rear Gardens

Council Tax Band

B

Council Tax Cost 2024/2025

Full Cost: £1,722.68

Single Person: £1,292.01

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £5,700

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

What3words Location

///incomes.ranch.scarf

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 immaculately presented home is positioned in a favoured location and benefits from a 37' south facing rear garden. The accommodation comprises: entrance hall, lounge, dining room, modern kitchen, utility room, two bedrooms, dressing room, bathroom. Externally the property has gardens to the front and rear. Offered for sale with no onward chain, gas central heating and double glazing, Plymouth Homes highly recommend this desirable home.

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

uPVC double glazed entrance door opening to:

ENTRANCE HALL

Radiator, door to:

LOUNGE**4.04m (13'3") x 3.20m (10'6")**

Double glazed window to the front, radiator, storage cupboard.

DINING ROOM**3.96m (13') x 2.81m (9'3")**

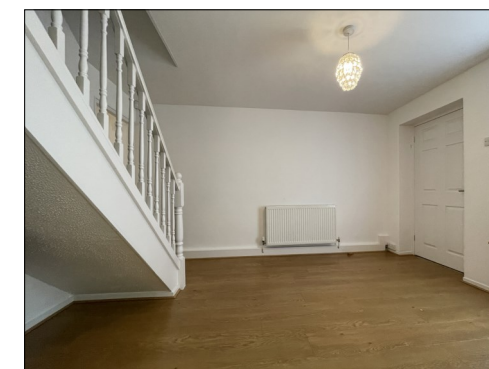
Double glazed window to the rear, radiator, stairs to the first floor landing with an under-stairs storage recess, door to:

UTILITY**2.69m (8'10") x 1.35m (4'5")**

Plumbing for washing machine, space for tumble dryer, double glazed window and door to the garden, radiator.

KITCHEN**3.02m (9'11") x 2.08m (6'10")**

Modern re-fitted kitchen 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, integrated slimline dishwasher, space for fridge, electric double oven with a ceramic hob and cooker hood above, double glazed window to the rear, coved ceiling, recessed spotlights, walk-in storage cupboard.

**FIRST FLOOR****LANDING**

Access to the loft, boiler cupboard housing the wall mounted gas combination boiler and slatted shelving.

BEDROOM 1**3.03m (9'11") x 2.63m (8'8") max**

Double glazed window to the rear, built in wardrobe, radiator.

DRESSING ROOM /STUDY**3.20m (10'6") x 2.54m (8'4") max**

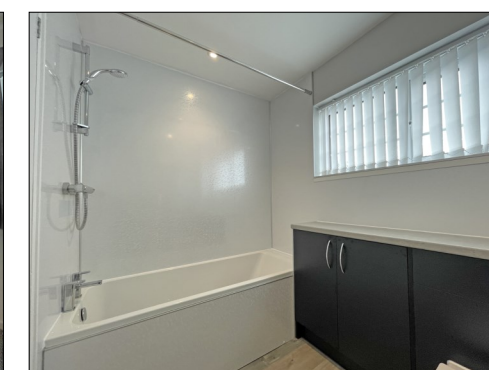
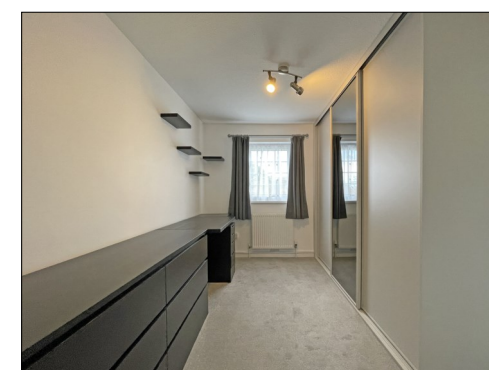
Double glazed window to the front, built-in triple wardrobe, desk and drawer units, radiator, door to:

BEDROOM 2**3.20m (10'6") x 2.49m (8'2")**

Double glazed window to the front, walk-in wardrobe, radiator. Please note the dressing room and bedroom 2 were originally one bedroom and with the removal of a stud wall could be re-instated as a large double bedroom.

BATHROOM

Modern suite comprising a panelled bath with an independent shower above, vanity wash hand basin, low-level WC, heated towel rail, extractor fan, frosted double glazed window to the rear, recessed spotlights, storage cupboard.

**OUTSIDE****FRONT**

To the front of the property is an area of lawn with a path leading to the front door.

REAR**11.3m (37') x 5.2m (17')**

Enclosed south facing garden with a rear access gate, artificial lawn with shrub borders, paved patio area, outside water tap.