

Contact us

Central Plymouth Office
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Mutley Plain
Plymouth
PL4 7AA
(01752) 514500

North Plymouth and
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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:
08/K/24 5588

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



**28 Castleton Close, Mannamead,
Plymouth, PL3 5AE**

**FAR REACHING VIEWS
GARAGE
CENTRAL LOCATION
PLENTY OF POTENTIAL
NO ONWARD CHAIN**

We feel you may buy this property because...
We feel you may buy this property because of its central location and opportunity to put your own stamp on a property in Mannamead.

£210,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	69	
(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

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

TBC

Parking

Shared Driveway and Garage

Outside Space

Front And Rear Gardens

Council Tax Band

C

Council Tax Cost 2024/2025

Full Cost: £1,968.77

Single Person: £1,476.58

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £10,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents and that stamp duty rates will increase on 1st April 2025.

What3words Location

///rises.reds.couple

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Medium Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 220Mbps

Introducing...

Located in an elevated position with a good open aspect to the front and offering far reaching views, this family home is offered for sale with no onward chain. The property does require a course of modernisation and renovation, but has potential to be a lovely family home. The accommodation comprises: entrance hall, lounge, dining room, kitchen, three bedrooms and a family bathroom. Externally the property has an enclosed rear garden and the benefit of a garage accessed by a shared driveway. With gas central heating double glazing and situated within a desirable area, Plymouth Homes highly recommend this family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With radiator, coving to ceiling, part glazed window to front, stairs rising to first floor landing with under stairs storage cupboard.

LOUNGE

3.92m (12'10") x 3.81m (12'6")

With Double glazed window to the front, radiator, coving to ceiling, feature fireplace, doors leading into the dining room.

DINING ROOM

3.16m (10'4") x 2.87m (9'5")

With radiator, coving to ceiling, double glazed window to rear.

KITCHEN

3.21m (10'6") max x 2.46m (8'1")

Fitted with a matching range of base and eye level units with worktop space over, sink with single drainer and mixer tap, spaces for upright fridge/freezer and washing machine, fitted oven and four ring gas hob with pull cooker hood above, double glazed window to rear.

FIRST FLOOR

BEDROOM 1

3.92m (12'10") x 3.30m (10'10")

A double bedroom with double glazed window to the front, radiator, coving to ceiling.



BEDROOM 2

3.30m (10'10") x 2.87m (9'5")

A second double bedroom with double glazed window to rear, radiator, coving to ceiling, vanity unit with sink inset.

BEDROOM 3

2.32m (7'7") x 2.21m (7'3")

A single bedroom with double glazed window to the front, radiator, door, fitted wardrobe.

BATHROOM

Fitted with a three piece suite comprising panelled bath, wash hand basin and WC, fully tiled walls, heated towel rail, mirrored cabinet, window to rear, radiator.

OUTSIDE:

FRONT

The property is approached steps rising to the property. Externally to the side of the property there is a steep shared driveway proving access to the garage.

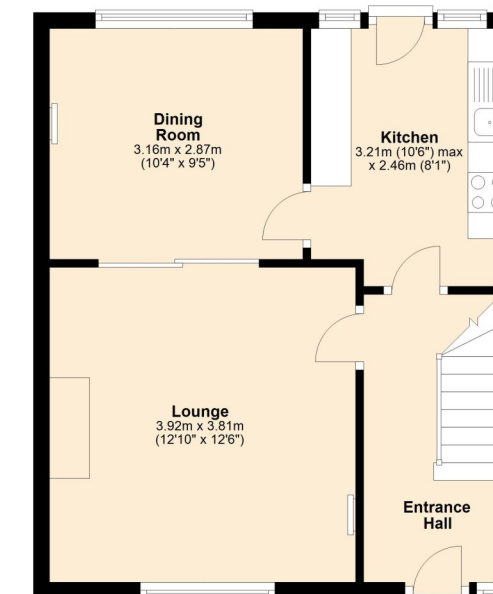
REAR

The garden is tiered with concrete steps providing access to each garden level.



Ground Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.3 sq. feet)

