

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:

04/L/24 5608

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.

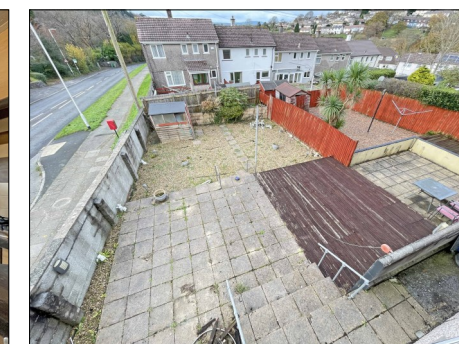
Further Information...

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

Draft Details – Not Approved & Subject To Change



SEPARATE LIVING ROOM
MODERN FITTED KITCHEN
RANGE OF INTEGRATED
APPLIANCES
NO ONWARD CHAIN
WESTERLY FACING REAR
GARDEN

**50 Coplestone Road, Southway,
Plymouth, PL6 6RU**

We feel you may buy this property because...

'We feel you may buy this property because of the spacious accommodation on offer and its proximity to Derriford Hospital.'

£200,000

www.plymouthhomes.co.uk

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (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

Lang Easiform Construction

Heating System

Gas Central Heating

Water Meter

TBC

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: £10,000

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

///lame.pinch.asserts

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

High Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 220Mbps

Introducing...

This well presented and spacious end of terrace home is being sold with no onward chain. Internally the accommodation offers separate lounge, modern kitchen with integrated appliances, separate dining room, three good sized bedrooms, wet-room and separate WC. Further benefits include double glazing, central heating and a west facing rear garden. Plymouth Homes advise an early viewing to appreciate this lovely home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a double-glazed patio door into the porch.

PORCH

With double glazed windows to the front and side, door into the hallway.

ENTRANCE HALL

With radiator, stairs rising to the first-floor landing with an under-stairs storage cupboard, door into the kitchen and living room.

LIVING ROOM

5.59m (18'4") x 4.28m (14')

With double glazed window to the front, radiator, coving to ceiling, coal effect living flame effect gas fire set in a wood mantelpiece, uPVC glazed double doors opening to the garden.

KITCHEN

3.01m (9'11") x 2.76m (9'1")

Fitted with a matching range of base and eye level units with worktop space above, 1½ bowl sink unit with single drainer and mixer tap, splashbacks, a range of integrated appliances to include fridge, freezer, dishwasher, fitted electric oven, gas hob with cooker hood above, double glazed window to the rear and patio door leading to the rear garden.

DINING ROOM

2.73m (8'11") x 2.12m (7')

With double glazed window to the front, storage cupboard housing the domestic meters, radiator, tiled flooring.



FIRST FLOOR

LANDING

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

BEDROOM 1

3.50m (11'6") x 3.01m (10'1")

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

BEDROOM 2

3.34m (11') x 3.08m (10'1")

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

BEDROOM 3

2.54m (8'4") x 2.42m (7'11")

A single bedroom with double glazed window to rear, storage cupboard housing the wall mounted boiler serving the heating system and domestic hot water.

WC

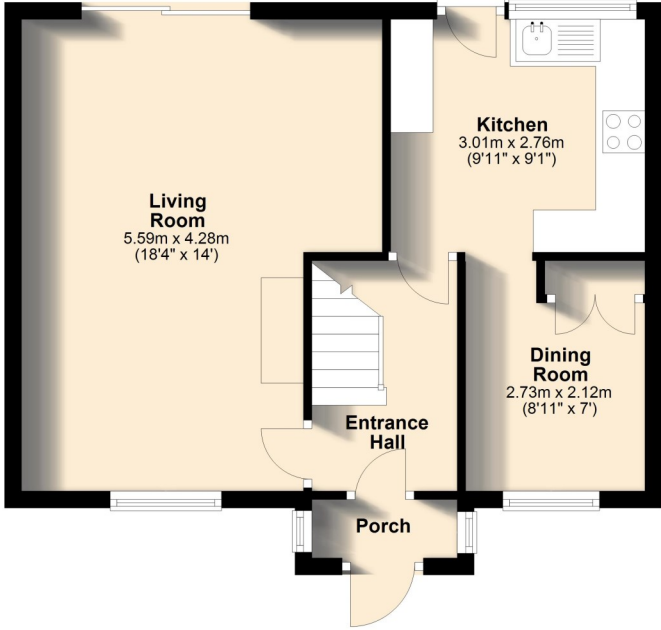
Fitted with a two-piece suite comprising vanity wash hand basin with tiled splash back, low level WC.

WET ROOM

Fitted with two piece suite comprising wash hand basin and walk in shower area, tiled walls, double glazed window to rear, radiator.

Ground Floor

Approx. 42.7 sq. metres (459.1 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.6 sq. feet)

