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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

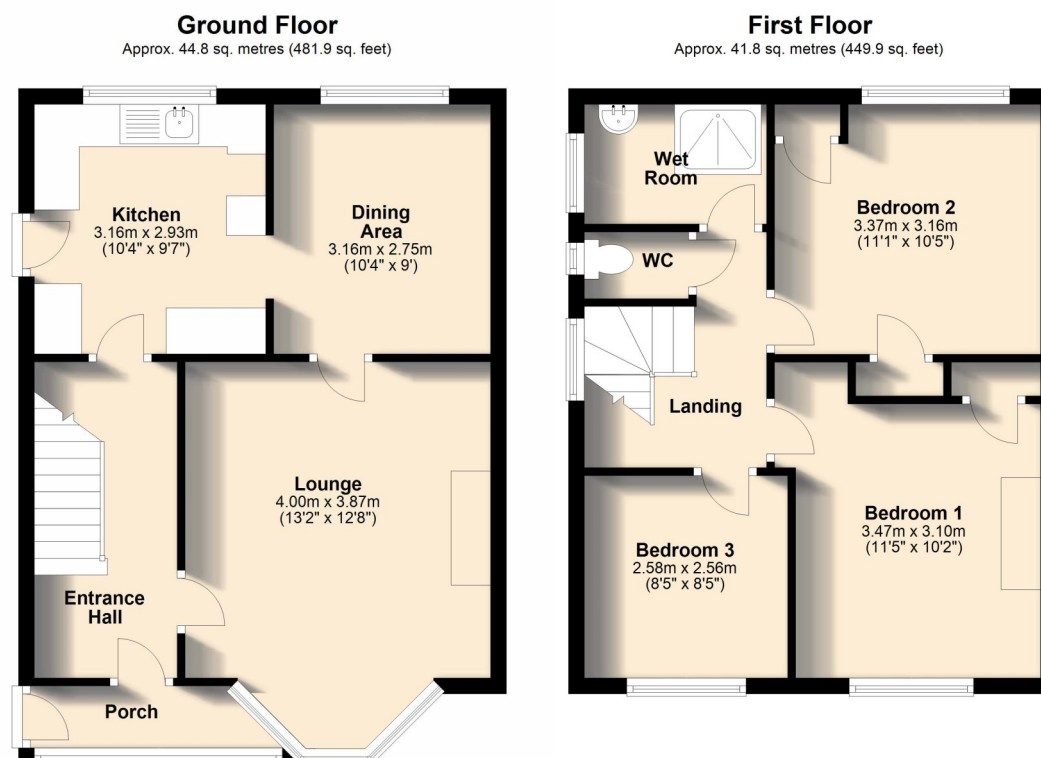
(Central Plymouth Office Only)

Our Property Reference:

17/A/25 5624



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



**88 Severn Place, Efford,
Plymouth, PL3 6JJ**

We feel you may buy this property because...
'Of the secluded position and well-proportioned accommodation on offer.'

£190,000

**SEMI-DETACHED
THREE BEDROOMS
TWO RECEPTIONS
OPEN OUTLOOK
GOOD SIZED GARDEN
NO ONWARD CHAIN**

www.plymouthhomes.co.uk

Energy Efficiency Rating		Current	Potential
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

Three Bedrooms

Property Construction

Laing Easiform Construction

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: £1,300

Second Home or Investment

Property: £10,800

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

What3words Location

///curry.assure.pull

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

Maximum Broadband Available

Download Speed: 1800Mbps

Upload Speed: 220Mbps

Introducing...

This spacious house would make the perfect first time or family home and enjoys a lovely front outlook. Internally, the accommodation offers bay fronted lounge, separate dining room, kitchen, three good sized bedrooms, wet room and a separate wc. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to appreciate this charming home.

The Accommodation Comprises...

GROUND FLOOR

PORCH

With window to the front enjoying the outlook and uPVC half glazed door opening into the entrance hall.

ENTRANCE HALL

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

LOUNGE

4.00m (13'2") x 3.87m (12'8")

With double glazed bay window to the front, coal effect living flame gas fire set in a stone surround, radiator, door into the dining area.

DINING AREA

3.16m (10'4") x 2.75m (9')

With double glazed window to the rear, radiator, open plan into the kitchen.

KITCHEN

3.16m (10'4") x 2.93m (9'7")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge/freezer, washing machine, tumble dryer and cooker, double glazed window to the rear, coving to ceiling, uPVC glazed door opening to the side of the property, door to the entrance hall.



FIRST FLOOR

LANDING

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

BEDROOM 1

3.47m (11'5") x 3.10m (10'2")

A double bedroom with double glazed window to the front enjoying the views, built in storage cupboard, radiator.

BEDROOM 2

3.37m (11'1") x 3.16m (10'5")

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

BEDROOM 3

2.58m (8'5") x 2.56m (8'5")

A good-sized single bedroom with double glazed window to the front, radiator.

WET ROOM

2.17m (7'2") x 1.52m (5')

Fitted with a two-piece suite comprising shower area with fitted electric shower above, pedestal wash hand basin, splashbacks, electric fan heater, extractor fan, obscure double-glazed window to side, radiator.



WC

With obscure double-glazed window to the side and fitted with a low-level WC, tiled splashbacks.

OUTSIDE:

FRONT

The front of the property has a gravelled garden area with steps rising to the main entrance. A gate and side pathway lead to a door into the kitchen and onto the rear garden.

REAR

At the rear the property opens to a good-sized and enclosed garden measuring 7.55m (24'9") x 17.01m (55'9"). Adjoining the property is a courtyard area with steps rising to a lawned garden with raised flower bed and also accessing an outside storage shed and greenhouse.

GARDEN SHED

Measuring 3.17m (10'5") x 1.56m (5'1") with window to the side.

