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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

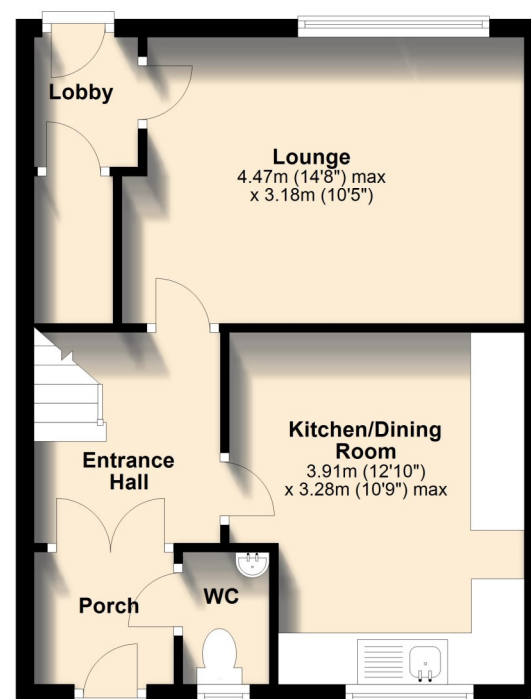
Our Property Reference:

19/B/25 5653

Floor Plans...

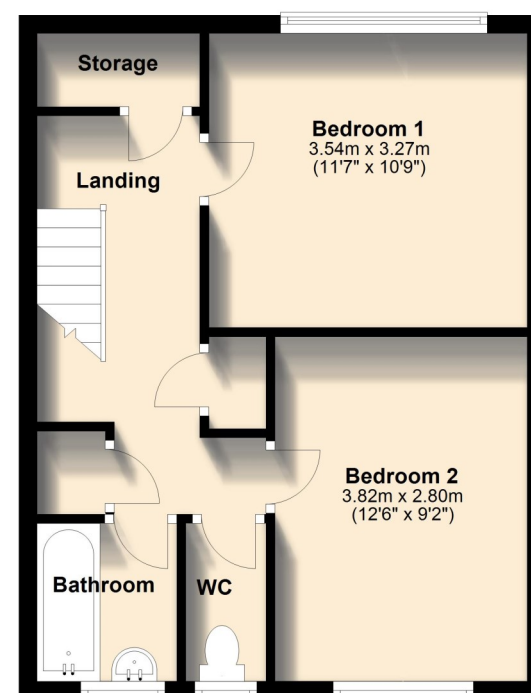
Ground Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



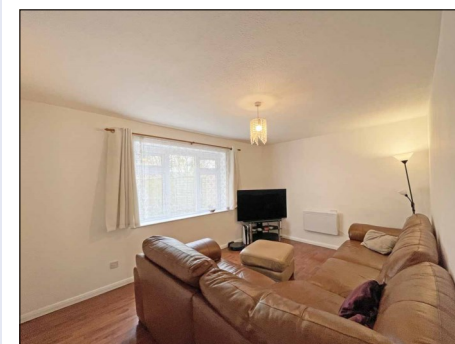
Further Information...

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



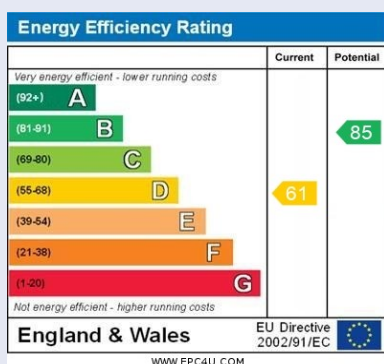
**24 Nevada Close, Deer Park,
Plymouth, PL3 6SY**

**SPACIOUS HOME
SECLUDED POSITION
TWO BEDROOMS
TWO RECEPTIONS
SOLAR WATER HEATING
FRONT & REAR GARDENS**

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

£170,000

www.plymouthhomes.co.uk



Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Electric Heating

Water Meter
Yes

Parking
Resident’s 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: £8,500

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
///about.pigs.pack

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 well-proportioned home is located within a secluded position enjoying an open outlook from the front and backing onto woodland to the rear. Internally the accommodation comprises entrance hall, kitchen/dining room, lounge, downstairs wc, two large double bedrooms, bathroom and separate wc. Further benefits include double glazing, electric heating, solar water heating and externally there are front and rear gardens. Plymouth Homes would advise an early viewing to appreciate the location and size on offer within this well-proportioned home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE
Entry is via a part glazed door opening into the porch.

PORCH
With glazed double doors into the entrance hall, door to the downstairs wc.

DOWNSTAIRS WC
With obscure double-glazed window to the front and fitted with a modern two-piece suite comprising wall mounted wash hand basin, low-level WC, chrome electric towel rail, tiled surround, tiled flooring.

ENTRANCE HALL
With stairs rising to the first-floor landing and doors into the lounge and kitchen/dining room.

KITCHEN/DINING ROOM
3.91m (12'10") x 3.28m (10'9") max
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 washing machine and cooker, wall mounted cooker hood, double glazed window to the front, electric storage heater, wood effect laminate flooring.

LOUNGE
4.47m (14'8") max x 3.18m (10'5")
With double glazed window to the rear, electric radiator, wood effect laminate flooring, door to the rear lobby.

LOBBY
With understairs storage cupboard and door to the rear garden.

FIRST FLOOR

LANDING
With two built in storage cupboards, one housing the hot water emersion cylinder, access to the loft space.



BEDROOM 1
3.54m (11'7") x 3.27m (10'9")
A good-sized double bedroom with double glazed window to the rear, wall mounted electric heater.

BEDROOM 2
3.82m (12'6") x 2.80m (9'2")
A second double bedroom with double glazed window to the front, wall mounted electric heater.

SEPARATE WC
With obscure double-glazed window to the front and fitted with a low-level WC.

BATHROOM
1.75m (5'9") x 1.55m (5'1")
Fitted with a two-piece suite comprising panelled bath, wall mounted wash hand basin, tiled splashbacks, obscure double-glazed window to the front.

OUTSIDE:

FRONT
The front of the property is approached via a walkway from the roadside and leading to a private front garden and pathway to the main entrance.

REAR
At the rear of the house there is an enclosed and level garden measuring **5.72m (18'9") x 8.78m (28'9")**. The majority of the garden is laid to lawn, enclosed by fencing with a gate giving rear access and backing onto woodland beyond. From the garden access is also given to a brick-built storage shed.



PARKING
There is on street resident’s parking available on a non-allocated basis.

SOLAR WATER HEATING
The property benefits from privately owned solar water heating. The solar panel partially heats the domestic hot water supply for the property. The hot water system then requires less energy to fully heat the hot water to the desired temperature and should therefore help towards reducing energy costs.

AGENT’S NOTE
We’re informed there is an estate charge of £153.75 a year for the upkeep of the communal areas. We recommend any potential purchasers informs their mortgage company and legal advisor prior to commencing a purchase.

