

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:

22/A/25 5628

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.

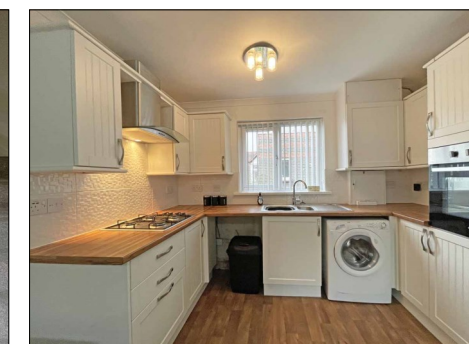
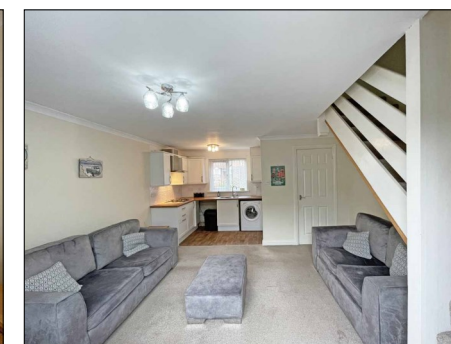
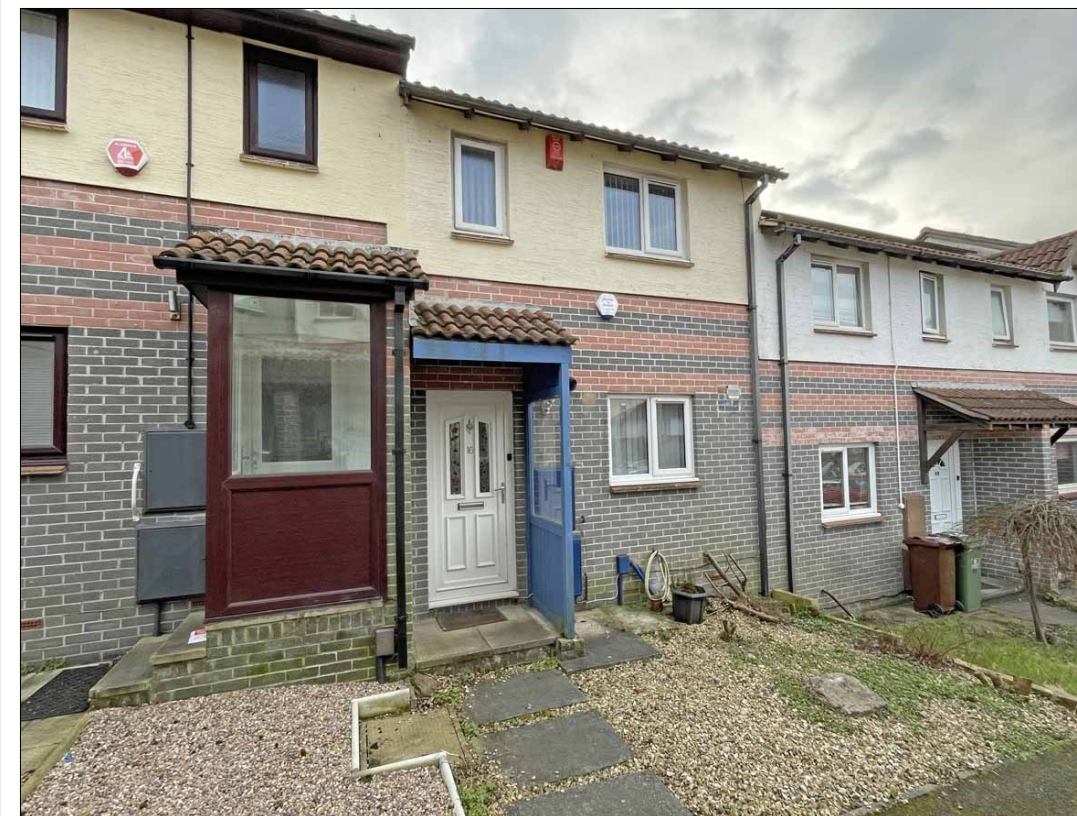
Need an EPC?

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



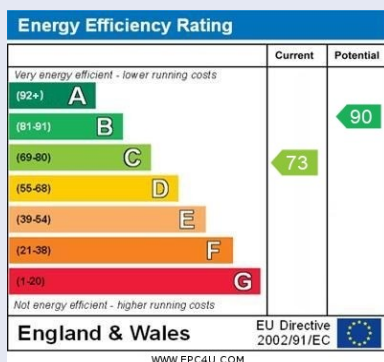
**16 Washbourne Close, Devonport,
Plymouth, PL1 4ST**

**WELL PRESENTED
TWO BEDROOMS
OPEN PLAN LIVING
SOUTH FACING GARDEN
NO ONWARD CHAIN
ALLOCATED PARKING**

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

£168,000

www.plymouthhomes.co.uk



Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Allocated Parking

Outside Space
South Facing Garden

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: £860
Second Home or Investment Property: £9,260

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

What3words Location
///logo.press.arrive

Flood Risk Summary
Rivers and the Sea:
Very Low Risk
Surface Water:
Very Low Risk

Maximum Broadband Available
Download Speed: 1800Mbps
Upload Speed: 220Mbps

Introducing...

This well-maintained property would make the perfect first-time home. Internally the accommodation offers: entrance hall, living room open plan to the kitchen, there are two bedrooms and a shower room. Further benefits include double glazing, central heating and externally there is a south facing rear garden and an allocated parking space located nearby. Offered for sale with no onward chain, Plymouth Homes advise an early viewing without delay.

The Accommodation Comprises...

GROUND FLOOR

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

HALL
With radiator, coving to ceiling and door opening into the living room.

LIVING ROOM
4.28m (14') x 3.74m (12'3")
With double glazed window to the rear, radiator, coving to ceiling, stairs rising to the first-floor landing with an understairs recess, uPVC glazed door opening onto the garden, open plan into the kitchen.

KITCHEN
3.12m (10'3") x 1.70m (5'7")
Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, concealed wall mounted boiler serving the heating system and domestic hot water, spaces for fridge and washing machine, fitted eye level electric oven and four ring gas hob with cooker hood above, double glazed window to the front.

FIRST FLOOR

LANDING

BEDROOM 1
3.18m (10'5") x 2.84m (9'4")
With double glazed window to the rear, radiator, coving to ceiling, built in storage cupboard.



BEDROOM 2
2.61m (8'7") x 2.26m (7'5")
With double glazed window to the front, radiator, coving to ceiling.

SHOWER ROOM
1.92m (6'3") x 1.65m (5'5")
Fitted with a three-piece suite comprising pedestal wash hand basin, shower cubicle with fitted electric shower above, low-level WC, tiled splashbacks, radiator/towel rail, obscure double-glazed window to the front.

OUTSIDE

FRONT
To the front is a gravelled garden area with pathway to the covered main entrance.

REAR
The rear opens to a southerly facing garden comprising gravelled and paved areas with flower borders. There is a shared pathway across the rear of the garden which gives residents within the terrace a right of way to access the rear of their properties and also a means of escape in an emergency.

PARKING
We're informed the property benefits from an allocated parking space located nearby.

