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Opening Hours

Monday - Friday

9.15am—5.30pm

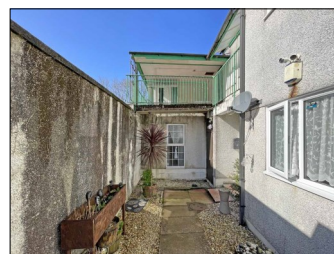
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

28/C/25 5686

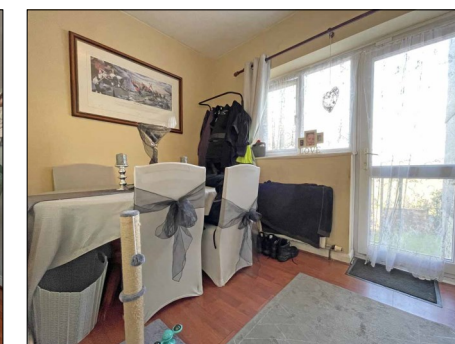


Floor Plans...



PLYMOUTH HOMES

ESTATE AGENTS



5 Clittaford View, Southway, Plymouth, PL6 6TW

We feel you may buy this property because...

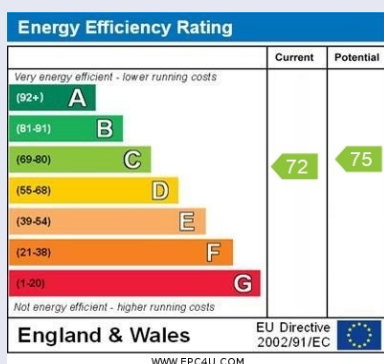
‘Of the secluded position, spacious accommodation, lovely garden and the rear outlook.’

£125,000

PURPOSE BUILT FLAT
COUNTRYSIDE VIEWS
LARGE LIVING ROOM
TWO DOUBLE BEDROOMS
LARGE PRIVATE GARDEN
ALLOCATED PARKING

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.



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 Space

Outside Space
Private Garden

Council Tax Band
A

Council Tax Cost 2025/2026
Full Cost: £1,550.28
Single Person: £1,162.71

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: Nil
Second Home or Investment Property: £6,250

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

What3words Location
///sills.sank.media

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 particularly spacious, ground floor flat enjoys a good size, private garden and boasts views from the rear across woodland towards countryside. Internally the accommodation boasts a large living room, two double bedrooms, dining area, kitchen and bathroom. Further benefits include double glazing, central heating, two useful basement rooms and an allocated parking space. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to fully appreciate this lovely home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE
Entry is via a uPVC door opening into the living room.

LIVING ROOM
6.36m (20'10") x 3.16m (10'4")
A lovely sized reception room with double glazed windows to the front and side, built in storage cupboard, radiator, wood effect laminate flooring, uPVC glazed patio door enjoying the rear views and opening to the balcony.

BALCONY
2.10m (6'10") x 0.87m (2'10")
Enclosed by railings, overlooking the rear garden and enjoying the rear views.

KITCHEN
2.69m (8'10") x 2.06m (6'9")
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, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge/freezer, washing machine and cooker, wall mounted cooker hood, double glazed window to the rear, wood effect laminate flooring.

HALL
Built in storage cupboard and doors to bedroom 2 and the bathroom.

BEDROOM 2
3.19m (10'6") x 2.69m (8'10")
A double bedroom with double glazed window to the front, radiator, wood effect laminate flooring.



BATHROOM
2.08m (6'10") x 1.74m (5'9")
Fitted with a three-piece suite comprising panelled bath with independent electric shower above, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, radiator, tile effect laminate flooring.

DINING AREA
3.16m (10'4") x 2.02m (6'7")
With double glazed window to the rear with views, radiator, wood effect laminate flooring, uPVC glazed door opening to the rear garden, door to bedroom 1.

BEDROOM 1
3.81m (12'6") x 2.93m (9'7")
A double bedroom, with double glazed window to the side, radiator, wood effect laminate flooring.

GARDEN FLOOR
From the rear garden access is given to two useful basement rooms with head height and offering ideal storage space or potential to develop further subject to relevant permissions.

BASEMENT 1
6.07m (19'11") x 3.16m (10'4")
With light and power, open plan doorway into basement 2.

BASEMENT 2
6.71m (22') x 3.16m (10'4")
With light and power.



OUTSIDE:

FRONT
The front of the property is approached from the roadside by a shared walkway leading to a private gate and garden area, with an outside storage shed and leading to the main entrance.

REAR
The rear opens to a lovely, private garden which enjoys the rear outlook over countryside and woodland behind. The majority of the garden is laid to lawn with two decked seating areas, flower borders, fishpond and accessing the two basement areas.

PARKING
At road level there is an allocated parking space.

LEASE DETAILS
The term of the lease for this property is 999 years from 1989. This information was gathered from the information held by the Land Registry. We have been advised by the seller that at the time of listing the property, their maintenance payments are approximately £100 per month and include any ground rent This will be verified by the purchasers legal advisor during the conveyancing process.

We recommend that potential purchasers inform their mortgage company and legal advisor of the lease term and ground rent prior to commencing a purchase.

