

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

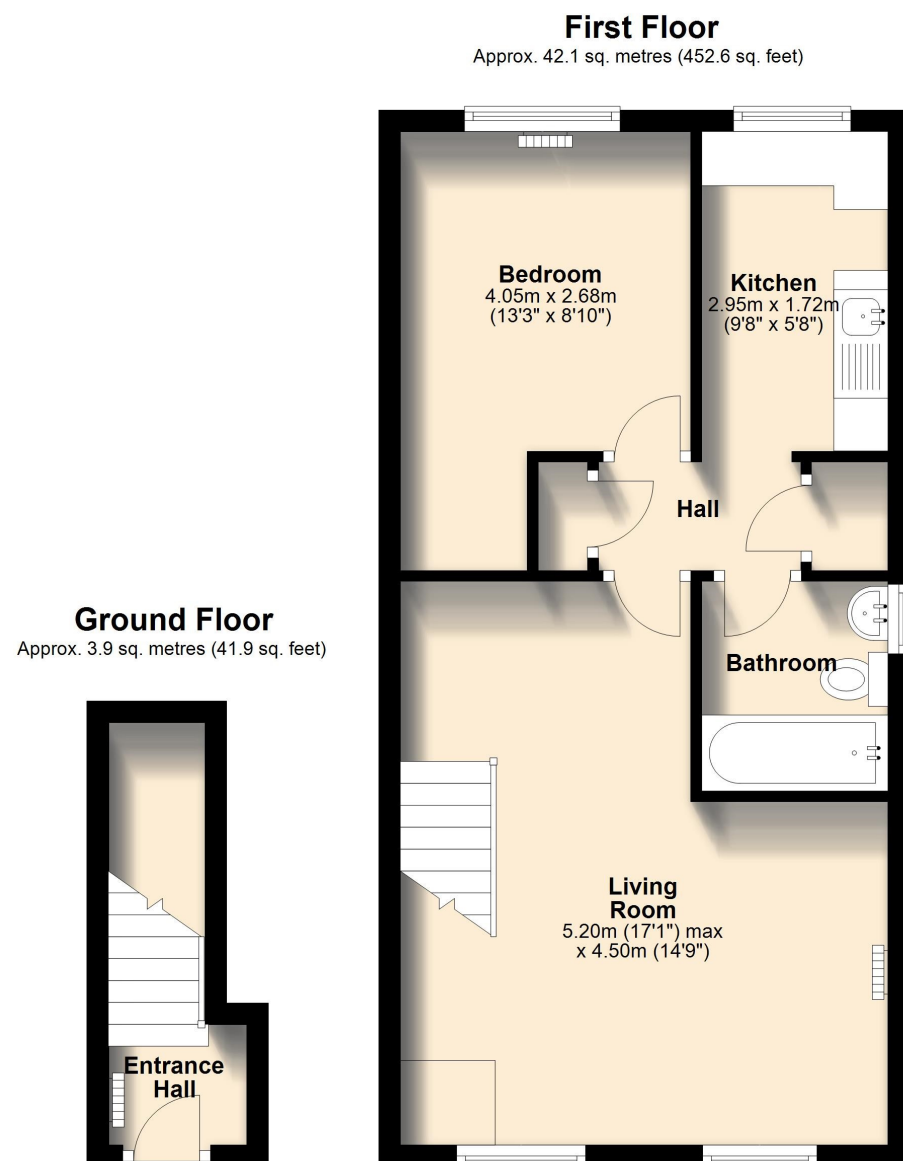
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

30/D/25 5705

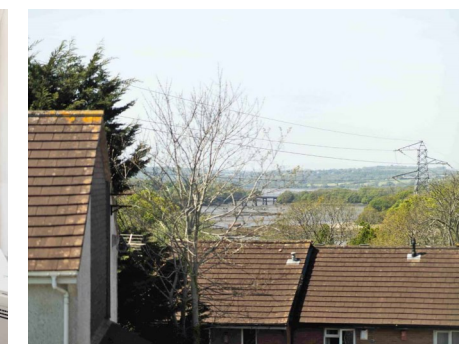
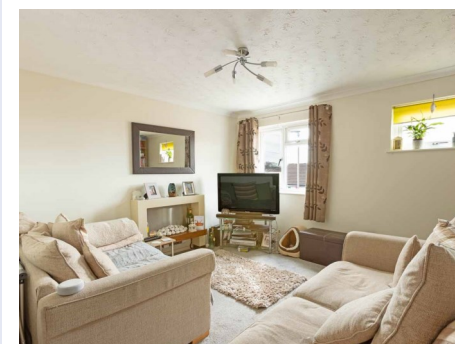
Floor Plans...



PLYMOUTH HOMES

ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



SECLUDED POSITION
FIRST FLOOR FLAT
LIVING ROOM
DOUBLE BEDROOM
PRIVATE SOLAR PANELS


**47 Camborne Close, Badgers Wood,
Plymouth, PL5 4PE**

We feel you may buy this property because...
'Of the secluded residential position.'

**Offers In Excess Of
£110,000**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	92	94
(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			

www.plymouthhomes.co.uk

Number of Bedrooms

One Bedrooms

Property Construction

Timber Framed Construction

Heating System

Electric Heating

Water Meter

Yes

Parking

Allocated Parking

Outside Space

Front 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: £5,500

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

Title Plan Guideline



Introducing...

This first floor, purpose built flat is nestled within a secluded position within Badgers Wood. The property boasts its own private entrance and internally the accommodation offers a good-sized living room incorporating the lounge and dining area, there is a double bedroom, kitchen and bathroom. Further benefits include double glazing, electric heating, privately owned solar panels to help lower energy bills, loft access and externally there is a small front garden area and an allocated parking space located nearby. Plymouth Homes advise an early viewing to appreciate the secluded position and accommodation on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With electric storage heater and stairs rising to the first floor into the living room.

FIRST FLOOR

LIVING ROOM

5.20m (17'1") max x 4.50m (14'9")

A good-sized reception space with two double glazed windows to the front with distant views, electric storage heater, coving to ceiling, door into the hall.

HALL

With built in storage cupboard, built in airing cupboard housing the hot water cylinder, access to the loft space and doors to all remining rooms.



KITCHEN

2.95m (9'8") x 1.72m (5'8")

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 and cooker, double glazed window to the rear.

BEDROOM

4.05m (13'3") x 2.68m (8'10")

A good-sized double bedroom with double glazed window to the rear, electric storage heater.

BATHROOM

1.93m (6'4") x 1.72m (5'8")

Fitted with a three-piece suite comprising panelled bath with fitted electric shower above, pedestal wash hand basin, low-level WC, tiled splashbacks, electric fan heater, obscure double-glazed window to the side.

OUTSIDE

To the front of the property is a small garden area with pathway leading to an outside storage cupboard and the covered main entrance.

PARKING

The property benefits from an allocated parking space located to the rear.



SOLAR PANELS

The property also benefits from privately owned solar panels used to lower energy costs.

LEASEHOLD

The term of the lease for this property is 999 years from 1980. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is peppercorn. We have also been verbally informed by the seller, at the time of listing the property, that there is no maintenance/service charge. This will be verified by the purchaser's 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.

