

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:

28/E/25 5726

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.

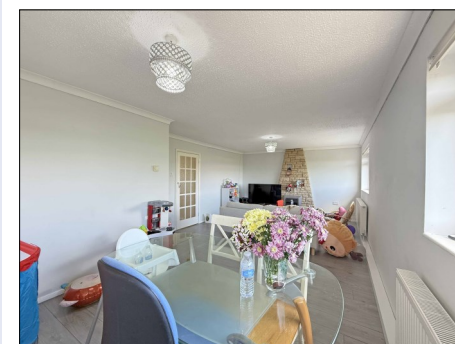
Further Information...

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

Draft Details – Not Approved & Subject To Change



**SPLIT-LEVEL SEMI
DETACHED HOME
TWO DOUBLE BEDROOMS
LOUNGE/DINING ROOM
GARAGE
FAR REACHING VIEWS
NO ONWARD CHAIN**

**93 Grantley Gardens, Mannamead,
Plymouth, PL3 5BP**

We feel you may buy this property because...
'Of its popular location and accommodation on offer'

£220,000

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
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Garage

Outside Space
Rear Garden

Council Tax Band
C

Council Tax Cost 2025/2026
Full Cost: £2,067.04
Single Person: £1,550.28

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,900
Home or Investment
Property: £12,900

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 two double bedroom split level semi detached home is situated in an ever popular cul-de-sac location. In brief, the property comprises porch, entrance hallway, fitted kitchen, spacious lounge/dining room. Stairs descend to the lower ground floor where there are two double bedrooms and a bathroom. Further benefits include gas central heating, double glazing, rear garden, and a driveway leading to garage. Plymouth Homes would highly recommend an internal inspection to appreciate the accommodation and its fantastic location.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

PORCH

1.79m (5'10") x 1.42m (4'8")

With door opening into the entrance hall.

KITCHEN

3.65m (12') x 2.39m (7'10")

With a matching range of base and eye level units with worktop space over, 1 ½ stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built in eye level electric oven, built in four ring gas hob with cooker hood over, concealed wall mounted boiler serving the heating system and domestic hot water, double glazed window to the front, laminate flooring, coving to ceiling.

LOUNGE/DINING ROOM

6.87m (22'6") x 4.07m (13'4")

A good sized reception room with two double glazed windows to the rear, two radiators, coving to ceiling.

LOWER GROUND FLOOR

BEDROOM 1

5.63m (18'6") x 3.32m (10'11")

A good sized double bedroom with double glazed window to the rear, radiator, coving to the ceiling, double glazed door proving access to the rear garden.

BEDROOM 2

5.65m (18'6") x 2.62m (8'7")

A second good sized double bedroom with double glazed window to the rear radiator, coving to ceiling.

BATHROOM

1.77m (5'10") x 1.71m (5'7")

Fitted with a three piece suite comprising pea shaped with shower over, low level WC, pedestal wash hand basin, obscure double glazed window to the rear.



GARAGE

4.63m (15'2") x 2.59m (8'6")

A good sized garage with metal up and over door and access to the loft space.

OUTSIDE

FRONT

To the front of the property there is small, low maintenance garden with stone chippings, a path proving access to the front and side of the property. There is also a driveway providing additional parking and leading to the garage.

REAR

At the rear of the property there is wooden decked seating area with steps descending to a laid to lawn garden with additional low maintenance area with stone chippings aswell as a useful concrete storage shed.

