

Contact us

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Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

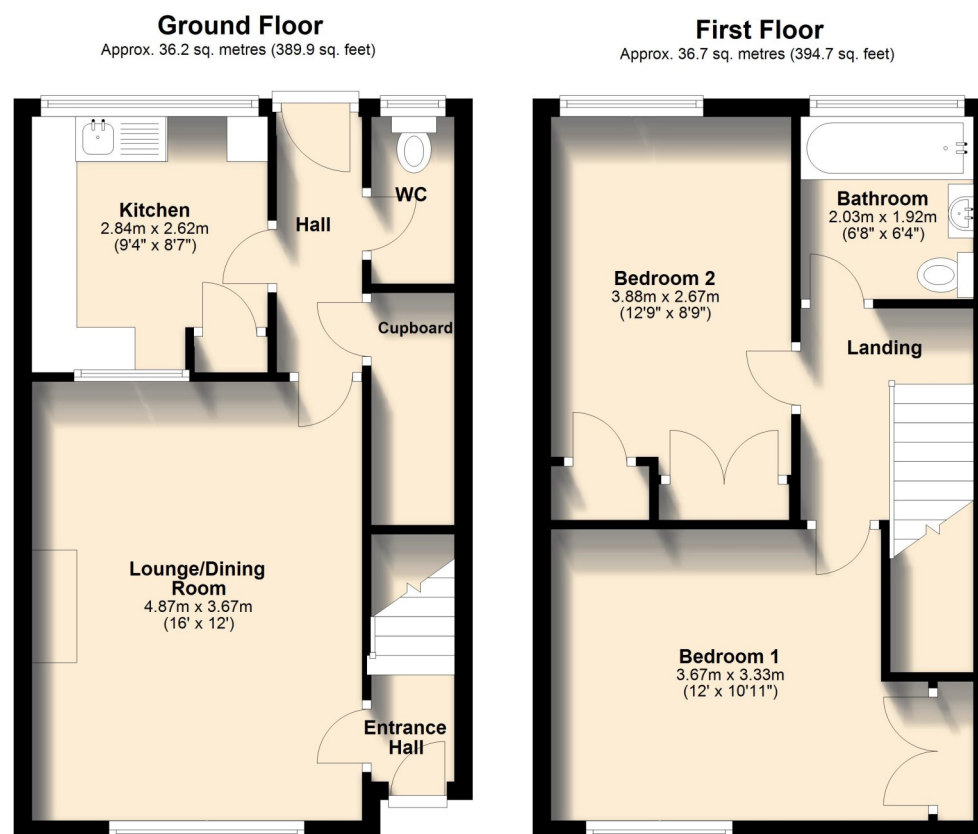
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

27/F/25 5746

Floor Plans...



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



**78 Browning Road, Milehouse,
Plymouth, PL2 3AP**

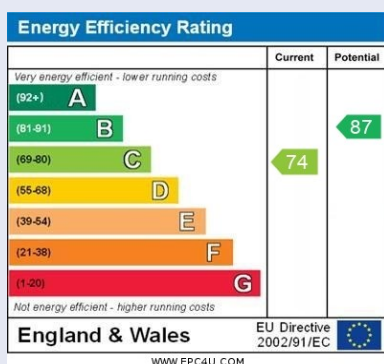
**TWO BEDROOMS
CLOSE TO LOCAL AMENITIES
GARAGE
NO ONWARD CHAIN
CENTRAL HEATING
DOUBLE GLAZING**

We feel you may buy this property because...

‘This two bedroom house is conveniently located to take advantage of a host of amenities and benefits from a garage.’

Guide Price
£190,000 - £200,000

www.plymouthhomes.co.uk



Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
TBC

Parking
On Street Parking and Garage

Outside Space
Front and Rear Gardens

Council Tax Band
B

Council Tax Cost 2025/2026
Full Cost: £1,808.67
Single Person: £1,356.50

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,300
Home or Investment
Property: £10,800

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 well-presented home is being offered to the market with no onward chain. The accommodation comprises lounge/dining room, downstairs WC, Kitchen, two bedrooms and bathroom. Externally the property has an enclosed rear garden and a garage. Further benefits include double glazing and gas central heating. An internal inspection can be highly recommended.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With radiator, stairs rising to the first-floor landing.

LOUNGE/DINING ROOM

4.87m (16') x 3.67m (12')

With double glazed window to the front, feature fireplace, radiator.

KITCHEN

2.84m (9'4") x 2.62m (8'7")

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, space for fridge/freezer, space for cooker, plumbing for washing machine, double glazed window to the rear, radiator, storage cupboard.

HALL

With storage cupboard, door to garden, door to:

DOWNSTAIRS WC

1.86m (6'1") x 0.93m (3')

With obscure double-glazed window to the rear and fitted with a low level WC, radiator.



FIRST FLOOR

LANDING

With access to both bedrooms and bathroom.

BEDROOM 1

3.67m (12') x 3.33m (10'11")

A double sized bedroom with double glazed window to the front, storage cupboards, radiator.

BEDROOM 2

3.88m (12'9") x 2.67m (8'9")

A further double sized bedroom with double glazed window to the rear, storage cupboard housing the wall mounted boiler serving the heating system and domestic hot water, radiator.

BATHROOM

Fitted with three piece suite comprising panelled bath, wash hand basin with shower over and low-level WC, tiled splashbacks, window to rear, radiator, access to loft space.

OUTSIDE:

FRONT

The front of the property is approached via a pathway with a low maintenance front garden.



REAR

The rear opens to an enclosed garden measuring approximately **4.87m (16'05) x 8.83m (29'08)** and comprising paved patio and lawned area with a gate giving rear access.

GARAGE

At the bottom of the garden there is a single garage facing the rear service lane.