

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

**North Plymouth and
Residential Lettings Office**

56 Morshead Road
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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:

30/G/25 5759

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 £90 including 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



**THREE BEDROOMS
REQUIRING UPDATING
CENTRAL HEATING
TWO RECEPTION ROOMS
DOUBLE GLAZING
NO ONWARD CHAIN**

**19 Tollox Place, Laira,
Plymouth, PL3 6BX**

We feel you may buy this property because...

'This three bedroom home offers great scope for improvement and updating.'

£160,000

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
Three Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
At Rear of Property

Outside Space
Courtyard/Parking

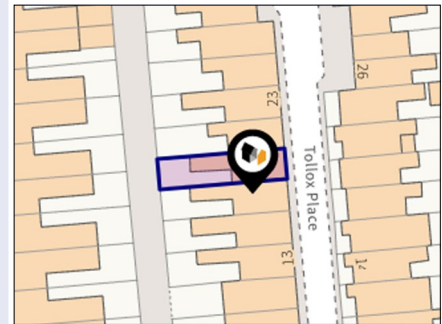
Council Tax Band
A

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

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £700
Home or Investment
Property: £8,700

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 three bedroom home is positioned in a cul de sac location in the area of Laira. Requiring some updating and modernisation, the accommodation comprises: entrance hall opening to the lounge, dining room, kitchen, bathroom and three bedrooms. To the rear is a courtyard where the rear wall has been removed to facilitate parking. With double glazing and gas central heating, Plymouth Homes recommend this older style home.

The Accommodation Comprises...

GROUND FLOOR

Glazed entrance door opening to:

HALL
Radiator, stairs to the first floor landing, opening to:

LOUNGE
3.44m (11'3") x 3.12m (10'3")
Double glazed window to the front, coal effect gas fire set in a timber surround, radiator.

DINING ROOM
4.43m (14'6") x 3.23m (10'7")
Double glazed window to the rear, radiator, dado rail, under-stairs storage cupboard, door to:

KITCHEN
4.14m (13'7") x 2.19m (7'2")
Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink with a mixer tap, plumbing for washing machine, space for fridge/freezer, gas point for cooker with cooker hood above, double glazed window to the side, glazed door to the rear garden, door to:

BATHROOM
Suite comprising panelled bath with shower attachment and curtain, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, frosted double glazed window to the rear, radiator.



FIRST FLOOR

LANDING
Access to the loft.

BEDROOM 1
4.01m (13'2") x 3.23m (10'7")
Double glazed window to the rear, radiator, boiler cupboard housing the wall mounted gas combination boiler.

BEDROOM 2
3.16m (10'4") x 1.92m (6'4")
Double glazed window to the front, built-in double wardrobe, radiator, coved ceiling.

BEDROOM 3
2.27m (7'6") x 2.00m (6'7")
Double glazed window to the front, radiator, coved ceiling.

OUTSIDE
To the rear of the property is a gravelled courtyard area with the rear wall removed to facilitate parking, outside water tap, access to below the property.

