

Contact us

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**North Plymouth and
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Email Us

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Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

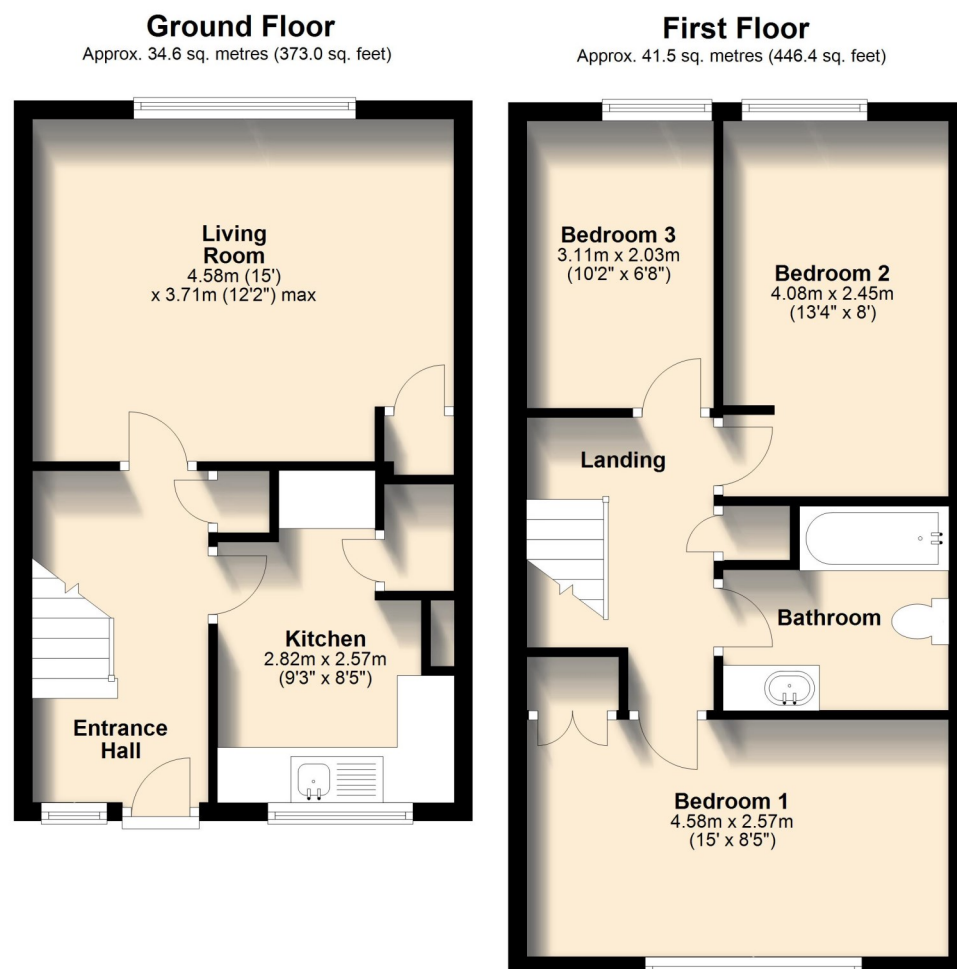
9.00am—4.00pm

(Central Plymouth Office Only)

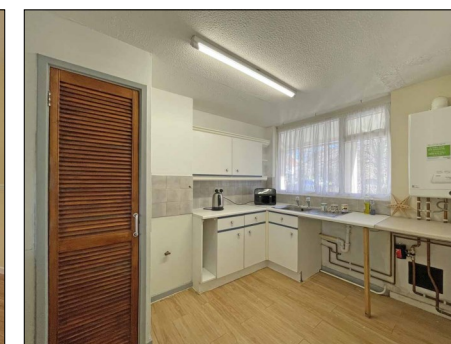
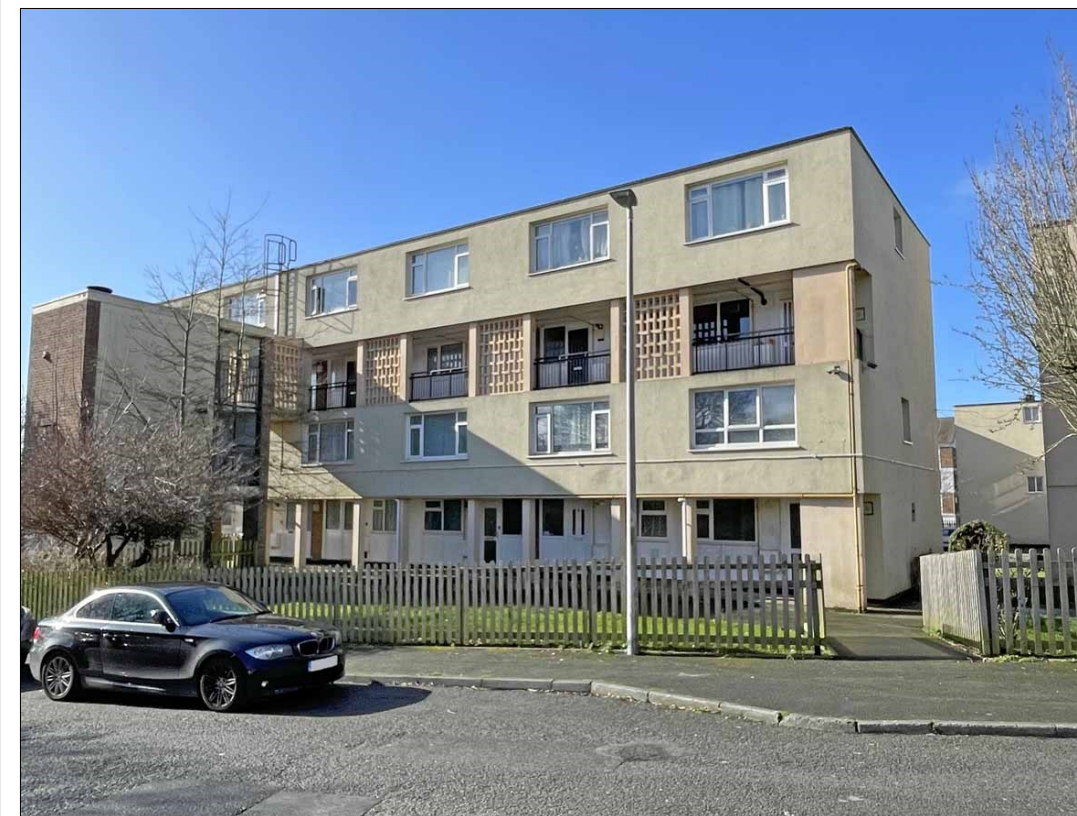
Our Property Reference:

26/B/25 5662

Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS



**12 Dieppe Close Devonport,
Plymouth, PL1 4DE**

GROUND FLOOR MAISONETTE

THREE BEDROOMS

SPACIOUS LIVING ROOM

ALLOCATED PARKING SPACE

CENTRAL HEATING

NO ONWARD CHAIN

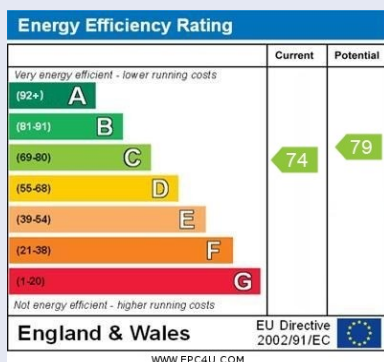
We feel you may buy this property because...

'Of the spacious accommodation on offer and having no onward chain.'

£120,000

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.



www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Allocated Parking Space

Outside Space
Communal 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: £6,000

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

What3words Location
///insert.twigs.scans

Flood Risk Summary
Rivers and the Sea:
Very Low Risk
Surface Water:
Very Low Risk

Maximum Broadband Available
Download Speed: 1800Mbps
Upload Speed: 220Mbps

Introducing...

This spacious ground floor maisonette would make the ideal first time or family home. Internally the accommodation comprises kitchen, living room, three good sized bedrooms and bathroom. Further benefits include new carpets throughout, double glazing, central heating and externally there is a communal garden and an allocated parking space. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A uPVC half glazed entrance door opens into the entrance hall.

ENTRANCE HALL

With obscure double-glazed window to the front, radiator, partial wood effect laminate flooring, built in storage cupboard, stairs rising to the first-floor landing with an under-stairs recess.

KITCHEN

2.82m (9'3") x 2.57m (8'5")

Fitted with a matching range of base and eye level units with worktop space above, serving hatch to living room, 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, built in storage cupboard, double glazed window to the front, radiator, wood effect laminate flooring.

LIVING ROOM

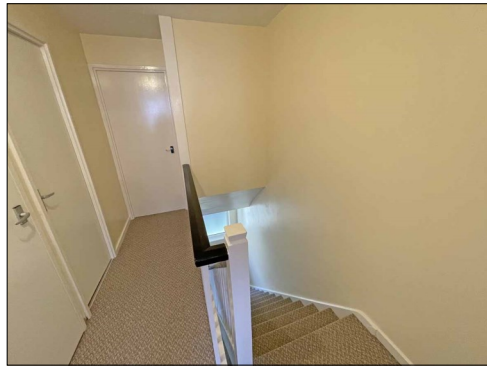
4.58m (15') x 3.71m (12'2") max

A spacious living room with double glazed window to the rear, radiator, wood effect laminate flooring, dado rail, built in storage cupboard.

FIRST FLOOR

LANDING

With built in storage cupboard.



BEDROOM 1

4.58m (15') x 2.57m (8'5")

A double bedroom with double glazed window to the front, radiator, built in storage cupboard.

BEDROOM 2

4.08m (13'4") x 2.45m (8')

A second double bedroom with double glazed window to the rear, radiator.

BEDROOM 3

3.11m (10'2") x 2.03m (6'8")

A good sized third bedroom with double glazed window to the rear, radiator.

BATHROOM

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, shower screen, vanity wash hand basin, low-level WC, tiled splashbacks, extractor fan, shaver point and light, tiled flooring.

OUTSIDE:

GARDEN

To the front of the building is a communal lawned garden.

PARKING

The vendor benefits from a numbered parking space located to the rear of the building.

LEASEHOLD

The owners are in the process of extending the lease to 999 years and any sale will be subject to its completion. We have been advised by the seller there is no ground rent. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £1050 per year. This will all 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 above information prior to commencing a purchase.

