

Contact us

Central Plymouth Office
22 Mannam 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:

30/I/25 5799

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.

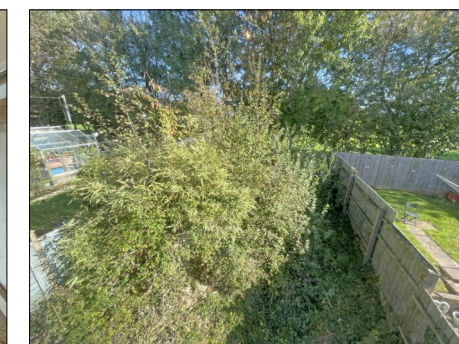
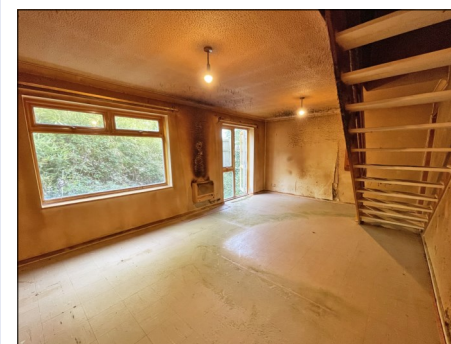
Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. 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



NEEDS MODERNISATION
POPULAR LOCATION
THREE BEDROOMS
LIVING ROOM
DRIVEWAY & GARAGE
REAR GARDEN
NO ONWARD CHAIN

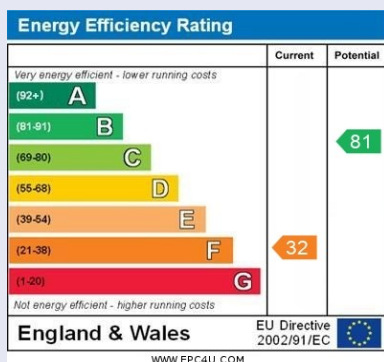
**55 Wentwood Gardens, Thornbury,
Plymouth, PL6 8TD**

We feel you may buy this property because...

'Of the popular residential location and the potential on offer.'

**Offers In Excess Of
£200,000**

www.plymouthhomes.co.uk



Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Heating

Water Meter
No

Parking
Driveway and Garage

Outside Space
Enclosed Rear Garden

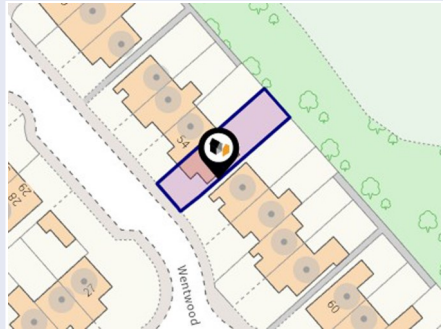
Council Tax Band
B

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

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,500
Home or Investment
Property: £11,500

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...

Located in a popular cul-de-sac, within close proximity to Derriford hospital, this end terraced home requires extensive modernisation and updating. Internally the accommodation offers: entrance hall, kitchen, living room, three bedrooms, bathroom and separate wc. Externally there is a private driveway to garage and an enclosed rear garden. Offered for sale with no onward chain, Plymouth Homes advise an early viewing.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With doorway into the kitchen and door into the living room.

KITCHEN

3.06m (10') x 2.06m (6'9")

Fitted with a range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, double glazed window to the front.

LIVING ROOM

5.70m (18'9") x 3.74m (12'3")

With two double glazed windows to the rear, wall mounted gas heater, coving to ceiling, stairs rising to the first-floor landing with an under-stairs recess, uPVC glazed door opening to the rear garden.

FIRST FLOOR

LANDING

With access to the loft space, built in storage cupboard.

BEDROOM 1

3.07m (10'1") x 3.06m (10')

With double glazed window to the front.



BEDROOM 2

3.04m (10') max x 2.60m (8'6")

With double glazed window to the rear.

BEDROOM 3

3.01m (9'10") x 1.80m (5'11")

With double glazed window to the rear.

BATHROOM

1.88m (6'2") x 1.67m (5'6")

Fitted with a two-piece suite comprising panelled bath, pedestal wash hand basin, obscure double-glazed window to the front.

WC

With obscure double-glazed window to front and fitted with a low-level WC.

OUTSIDE

FRONT

The property is approached via a private driveway leading to the garage and the main entrance. To the right side of the house a pathway leads to the rear.

REAR

The rear garden is severely overgrown so measurements are unknown.

GARAGE

5.07m (16'8") x 2.89m (9'6") max

With up and over door to the driveway, power supply, lighting, plumbing for washing machine and also housing the wall mounted boiler serving domestic hot water.

