

Contact us

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**North Plymouth and
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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

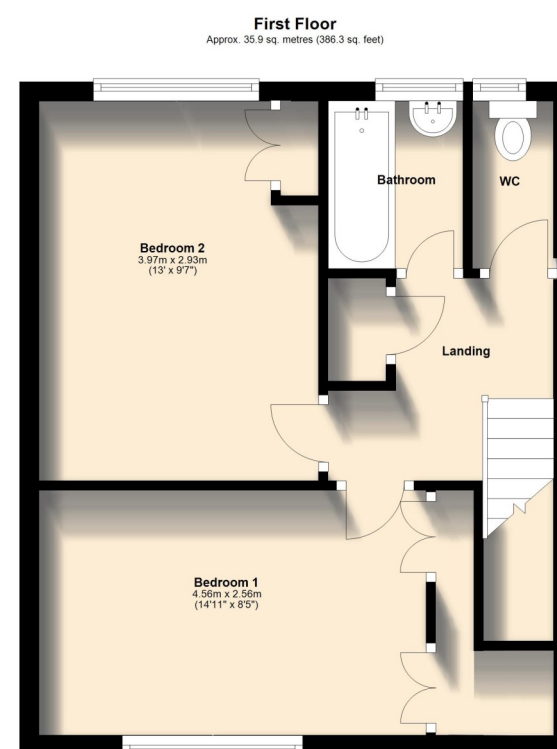
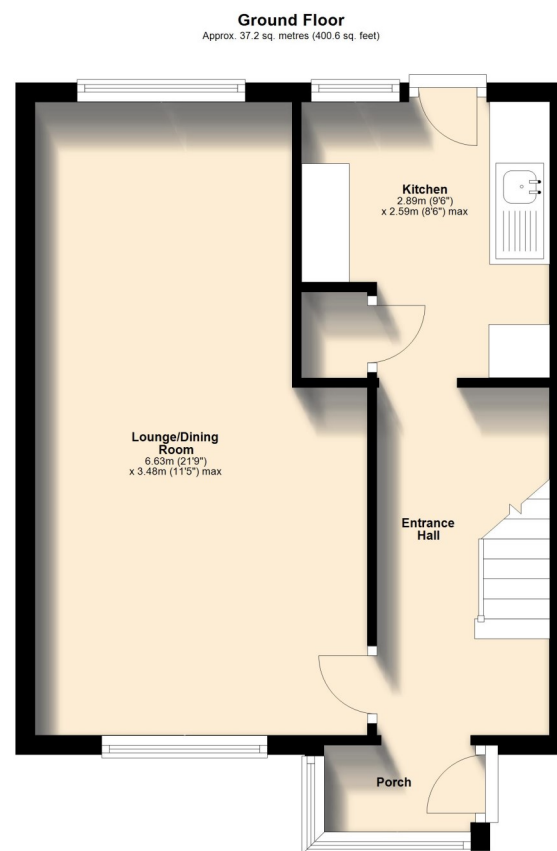
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

22/J/25 5817

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



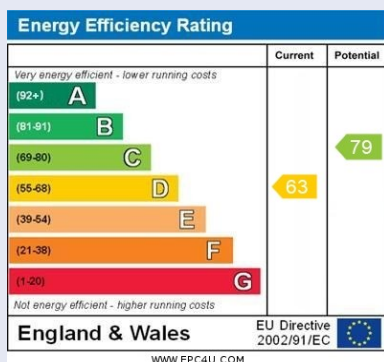
**TWO DOUBLE BEDROOMS
LOUNGE/DINING ROOM
LOVELY FRONT VIEWS
GAS CENTRAL HEATING
DOUBLE GLAZING
ENCLOSED GARDEN
NO ONWARD CHAIN**

**55 Grimspound Close, Leigham,
Plymouth, PL6 8NY**

We feel you may buy this property because...
'Of the spacious accommodation on offer and the lovely location and views.'

£180,000

www.plymouthhomes.co.uk



Number of Bedrooms
Two Double Bedrooms

Property Construction
Wimpey No-Fines
Construction

Heating System
Gas Central Heating

Water Meter
TBC

Parking
On Street Parking

Outside Space
Enclosed 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: £1,100
Home or Investment
Property: £10,100

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 spacious, end terraced home requires a degree of modernisation and enjoys views towards Plymbridge woods. Internally the accommodation offers a spacious lounge/dining room, kitchen, two good sized double bedrooms, bathroom and a separate wc. Further benefits include double glazing, central heating and a private, west facing rear garden. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to appreciate this prefect first time home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

PORCH

With obscure double-glazed windows to the front and side, open plan into the entrance hall.

ENTRANCE HALL

With radiator, stairs rising to the first-floor landing with an under-stairs recess, open plan into the kitchen, door into the lounge/dining room.

LOUNGE/DINING ROOM

6.63m (21'9") x 3.48m (11'5") max

A good-sized reception space with double glazed windows to the front and rear, the front with views towards Plymbridge woods, two radiators, serving hatch to the kitchen.

KITCHEN

2.89m (9'6") x 2.59m (8'6") max

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, spaces for fridge/freezer, washing machine and cooker, double glazed window to the rear, built in storage cupboard, uPVC half glazed door opening to the rear garden.



FIRST FLOOR

LANDING

BEDROOM 1

4.56m (14'11") x 2.56m (8'5")

A good-sized double bedroom with double glazed window to the front enjoying the views towards Plymbridge woodlands and beyond, built in storage cupboard, radiator.

BEDROOM 2

3.97m (13') x 2.93m (9'7")

A second double bedroom with double glazed window to the rear, cupboard housing the wall mounted boiler, installed in 2025, serving the heating system and domestic hot water, radiator, access to the loft space.

BATHROOM

Fitted with a two-piece suite comprising panelled bath with independent electric shower above, pedestal wash hand basin, obscure double-glazed window to the rear, radiator.

WC

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

OUTSIDE:

FRONT

The property is approached via a walkway from the roadside leading to a lawned garden and pathway to the porch also enjoying the lovely view.

REAR

The rear of the property opens to a private, west facing and enclosed garden measuring **6.59m (21'7") in width x 7.75m (25'5") in length**. The garden comprises paved gravelled, and lawned areas, with steps and a gate giving rear access and further access to a useful, brick-built storage shed.

