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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

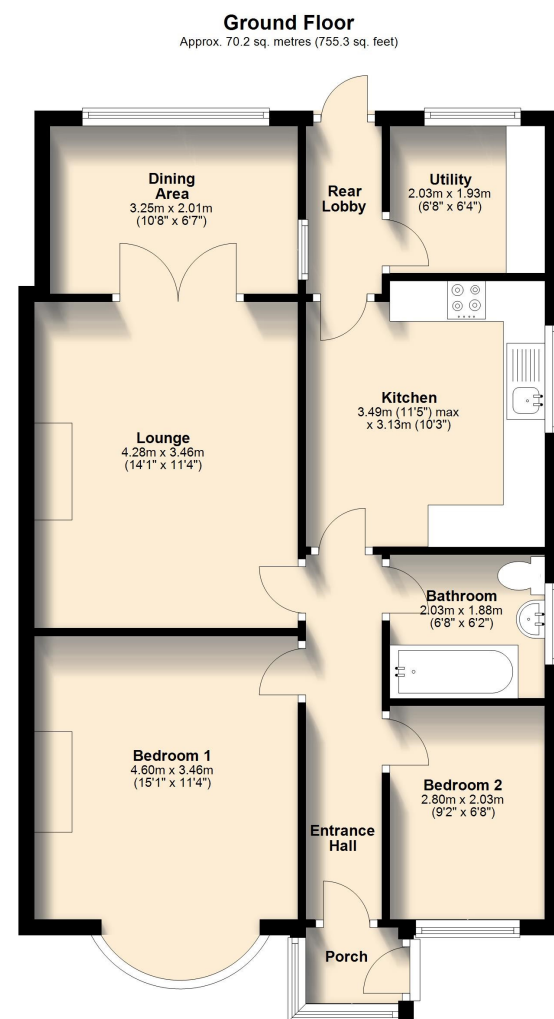
(Central Plymouth Office Only)

Our Property Reference:

07/K/25 5829



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

Draft Details – Not Approved & Subject To Change



**14 Seacroft Road, St Budeaux,
Plymouth, PL5 1PH**

**DECEPTIVELY SPACIOUS
WELL PRESENTED
LOUNGE & DINING AREA
TWO BEDROOMS
GOOD SIZED KITCHEN
LOVELY GARDEN
USEFUL UTILITY**

We feel you may buy this property because...

‘Of the deceptive, well-presented accommodation and offering no onward chain.’

**Offers In Excess Of
£230,000**

www.plymouthhomes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(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
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Car Hardstanding

Outside Space
Front and Rear Gardens

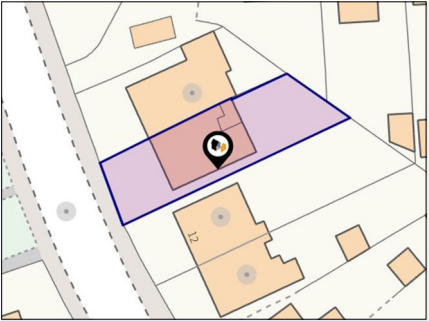
Council Tax Band
B

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

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,100
Home or Investment
Property: £13,600

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...

Offered for sale with no onward chain, this deceptive, well-presented bungalow sits on an elevated position enjoying an open outlook with a partial view towards the River Tamar in the distance. Internally the accommodation offers entrance porch and hallway, lounge, dining area, a good-sized modern kitchen, two bedrooms, bathroom, rear lobby and a useful utility room. Further benefits include double glazing, central heating and externally there is a car hardstanding and an attractive, enclosed rear garden. Plymouth Homes advise an early viewing to appreciate this lovely bungalow.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

PORCH

With obscure windows to the front and side and door opening into the entrance hall.

ENTRANCE HALL

With radiator and access to the loft space.

LOUNGE

4.28m (14'1") x 3.46m (11'4")

With radiator and glazed double doors opening into the dining area.

DINING AREA

3.25m (10'8") x 2.01m (6'7")

A versatile room that would ideally suit a dining area, sunroom or home office/workspace. With double glazed window to the rear overlooking the garden, obscure window to the kitchen, radiator.

KITCHEN

3.49m (11'5") max x 3.13m (10'3")

Fitted with a matching range of modern 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, fitted electric oven and four ring electric hob with stainless steel cooker hood above, double glazed window to the side, radiator, door to the rear lobby.



REAR LOBBY

From the rear lobby, a door opens into the utility room and four steps descend to a uPVC half glazed door opening to the rear garden.

UTILITY

2.03m (6'8") x 1.93m (6'4")

With worktop space, spaces for freezer, washing machine and tumble dryer, obscure double-glazed window to the rear, radiator.

BEDROOM 1

4.60m (15'1") x 3.46m (11'4")

With double glazed bow window to the front enjoying the open outlook and with a partial, distant view of the river Tamar, radiator.

BEDROOM 2

2.80m (9'2") x 2.03m (6'8")

With double glazed window to the front also enjoying the outlook, radiator.

BATHROOM

2.03m (6'8") x 1.88m (6'2")

Fitted with a three-piece suite comprising panelled bath with shower attachment above, pedestal wash hand basin, low-level WC, tiled splashbacks, radiator/ towel rail, double glazed window to the side.



OUTSIDE:

FRONT

From the front a pathway leads to ten steps rising to the main entrance. To the right side and gate and sloped pathway lead to the rear of the bungalow. There is also a front car hardstanding with raised gravelled garden area with a selection of mature plants.

REAR

The rear opens to a reasonably level and attractive garden measuring 8.14m (26'8") in width x 11.98m (39'3") at longest. The garden comprises paved seating areas, lawned and wood chipped borders with mature trees and shrubs, all enclosed by wall and fencing.

