

## Contact us

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## Email Us

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## Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Opening Hours

**Monday - Friday**

**9.15am—5.30pm**

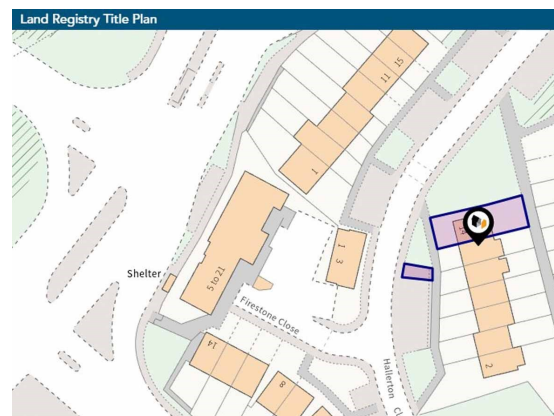
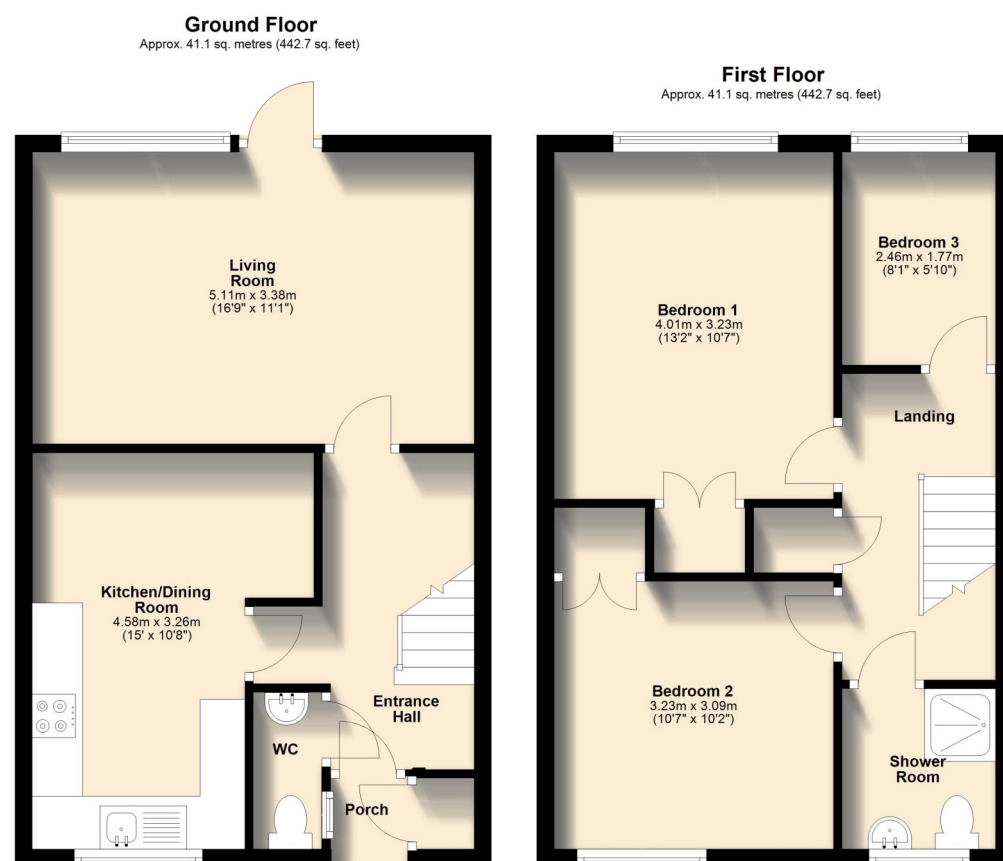
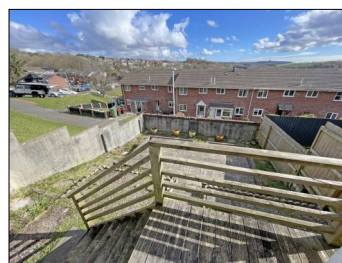
**Saturday**

**9.00am—4.00pm**

(Central Plymouth Office Only)

**Our Property Reference:**

**21/C/25 5680**

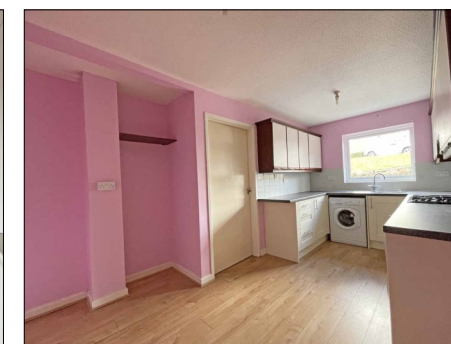


## Further Information...

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 Hallerton Close, Mainstone,  
Plymouth, PL6 8NP**

**POPULAR LOCATION  
THREE BEDROOMS  
TWO RECEPTIONS  
USEFUL CELLAR ROOM  
PRIVATE SOLAR PANELS  
NO ONWARD CHAIN**

*We feel you may buy this property because...*  
'Of the popular residential location, lovely rear aspect and potential on offer.'

**£220,000**

[www.plymouthhomes.co.uk](http://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

**Outside Space**  
Front And Rear Gardens

**Council Tax Band**  
B

**Council Tax Cost 2025/2026**  
Full Cost: £1,722.68  
Single Person: £1,292.01

**Stamp Duty Liability**  
First Time Buyer: Nil  
Main Residence: £1,900  
Second Home or Investment Property: £12,900

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

**What3words Location**  
///admire.grape.vibrate

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

**Maximum Broadband Available**  
Download Speed: 1000Mbps  
Upload Speed: 1000Mbps

*Introducing...*

This end terraced home requires modernisation and enjoys a larger than average plot boasting lovely rear views towards woodland and countryside in the distance. Internally the accommodation offers living room, kitchen/dining room, downstairs wc, three bedrooms, a shower room and useful cellar room accessed from the rear garden. Further benefits include double glazing, central heating, privately owned solar panels, and externally there is a good-sized 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**

Entry is via an open porch accessing a built-in storage/meter cupboard and the uPVC part glazed entrance door into the entrance hall.

**ENTRANCE HALL**

With wood effect laminate flooring, coving to ceiling, stairs rising to the first-floor landing with an under-stairs storage recess.

**LIVING ROOM**

**5.11m (16'9") x 3.38m (11'1")**

With double glazed picture window to the rear overlooking the garden and with distant views, radiator, coving to ceiling, uPVC glazed door opening to the rear garden.

**KITCHEN/DINING ROOM**

**4.58m (15') x 3.26m (10'8")**

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 washing machine and tumble dryer, fitted electric oven and four ring gas hob with pull out cooker hood above, double glazed window to the front, radiator, wood effect laminate flooring.

**DOWNSTAIRS WC**

With obscure double-glazed window to the side and fitted with a two-piece suite comprising wall mounted wash hand basin, low-level WC, tiled splashbacks.

**FIRST FLOOR**

**LANDING**

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



**BEDROOM 1**

**4.01m (13'2") x 3.23m (10'7")**

With double glazed window to the rear enjoying panoramic views towards woodland and countryside in the distance, radiator, coving to ceiling, built in storage cupboard.

**BEDROOM 2**

**3.23m (10'7") x 3.09m (10'2")**

With double glazed window to the front, radiator, built in storage cupboard.

**BEDROOM 3**

**2.46m (8'1") x 1.77m (5'10")**

With double glazed window to the rear enjoying the views, radiator.

**SHOWER ROOM**

**1.85m (6'1") x 1.77m (5'10")**

Fitted with a three-piece suite comprising shower cubicle with fitted electric shower above, vanity wash hand basin with cupboard storage below, low-level WC, extractor fan, tiled splashback, obscure double-glazed window to the front, radiator.

**OUTSIDE:**

**FRONT**

The property occupies a larger than average plot, approached from the roadside via a walkway leading to the property. Private steps then descend to a gravelled garden area with raised borders, leading to the entrance porch and a pathway to the left following to the rear garden.



**REAR**

The living room opens to wooden steps descending to a garden which measures **8.81m (28'11") in length x 8.03m (26'4") in width**. The garden comprises gravelled and paved areas, enclosed by wall and fencing, accessing the side pathway to the front and a door into the cellar.

**CELLAR AREA**

A useful cellar area measuring **3.18m (10'5") max x 5.11m (16'9")** with power supply, lighting and housing the wall mounted boiler serving the heating system and domestic hot water.

**ALLOCATED PARKING**

The property has an allocated parking space located to the front of the property, to the right side, as well as on street parking in front.

**SOLAR PANELS**

The property benefits from privately owned photovoltaic solar panels. During suitable conditions, these panels give the owners the use of free electricity with any excess then sold to the chosen energy provider to help generate an income to offset energy bills.

