

Contact us

Central Plymouth Office

22 Mannamead Road

Mutley Plain

Plymouth

PL4 7AA

(01752) 514500

North Plymouth and Residential Lettings Office

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PL6 5AQ

(01752) 772846

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:

05/F/26 5980

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?

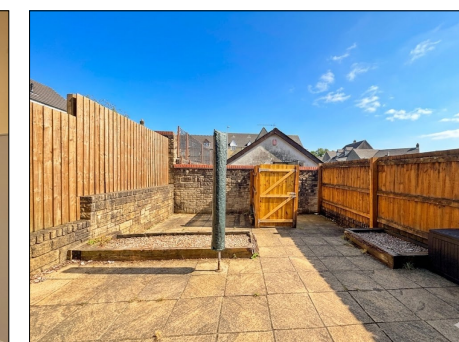
We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. Please contact us on (01752) 514500 to book your appointment.

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



TWO BEDROOMS
MODERN HOME
FAVOURED LOCATION
ENCLOSED GARDEN
ALLOCATED PARKING
GAS CENTRAL HEATING
DOUBLE GLAZING

**25 Lady Fern Road, Roborough,
Plymouth, PL6 7ET**

We feel you may buy this property because...

'This modern two bedroom home is positioned in a sought after location and benefits from an enclosed rear garden and allocated parking space.'

**Offers In Excess Of
£210,000**

www.plymouthhomes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Allocated Parking Space

Outside Space
Front and Rear Gardens

Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,700
Home or Investment
Property: £12,200

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...

Positioned in a favoured 'tucked away' position on this sought after modern development, this two bedroom home is offered for sale with no onward chain. The accommodation comprises: entrance hall, lounge, kitchen/breakfast room, downstairs wc, two bedrooms and a shower room. Externally, the property has gardens to the front and rear and an allocated parking space. Offered for sale with gas central heating and double glazing, Plymouth Homes recommend this desirable modern home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE HALL

Radiator, stairs to the first floor landing with an under-stairs storage cupboard and a recess with a vent for a tumble dryer.

LOUNGE

4.13m (13'7") x 2.40m (7'10")

Double glazed window to the rear, two radiators, patio door opening to the garden.

KITCHEN/BREAKFAST ROOM

3.96m (13') x 2.05m (6'9") max

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, gas point for cooker, double glazed window to the front, radiator, concealed wall mounted gas combination boiler serving the heating system and domestic hot water, tiled splashbacks, extractor fan, space for breakfast table.

CLOAKROOM

Frosted double glazed window to the front, pedestal wash hand basin, low-level WC, tiled splashback, radiator.

FIRST FLOOR

LANDING

Access to the loft.

BEDROOM 1

3.07m (10'1") max x 2.87m (9'5")

Double glazed window to the front, built-in double wardrobe, radiator, over-stairs linen cupboard.



BEDROOM 2

2.84m (9'4") x 2.04m (6'8")

Double glazed window to the rear, built-in wardrobe, radiator.

SHOWER ROOM

Suite comprising a double shower enclosure, pedestal wash hand basin, low-level WC, extractor fan, shaver point, tiled splashback, frosted double glazed window to the rear, radiator.

OUTSIDE

FRONT

Area of garden with gravel and inset shrubs, path to the covered entrance.

REAR

7.0m (23') x 5.5m (18')

Enclosed rear garden with rear access gate leading to the parking area. The garden is paved for ease of maintenance and has a side access to the front of the property.

PARKING

25 Lady Fern Road benefits from an allocated parking space in the parking area to the rear of the property.

