

Contact us

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Opening Hours

Monday - Friday
 9.15am—5.30pm

Saturday

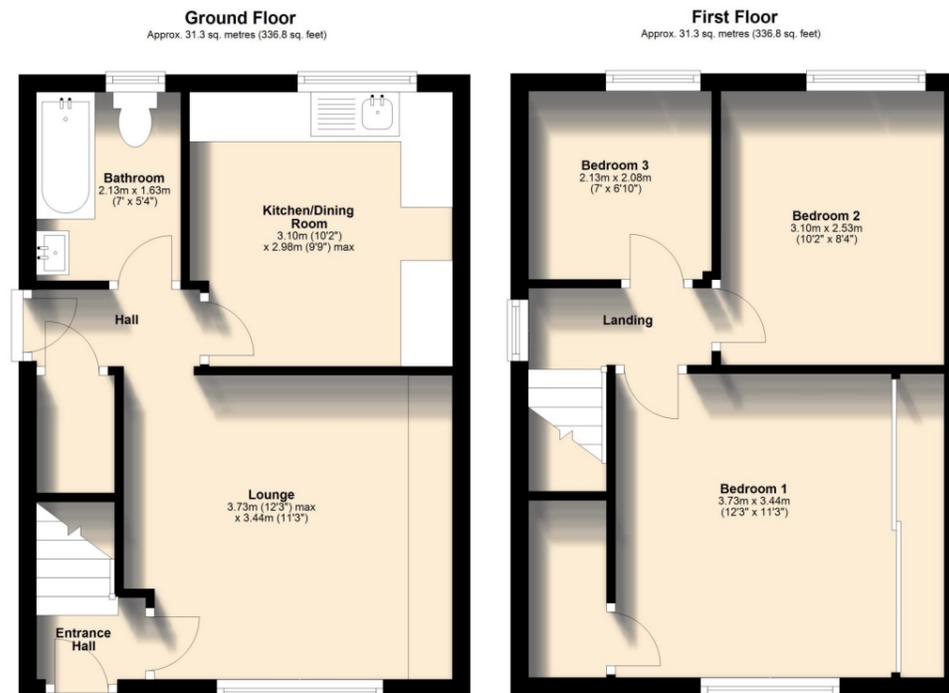
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

20/B/26 5884

Floor Plans...



PLYMOUTH HOMES ESTATE AGENTS



**53 Higher Efford Road, Efford,
 Plymouth, PL3 6LD**

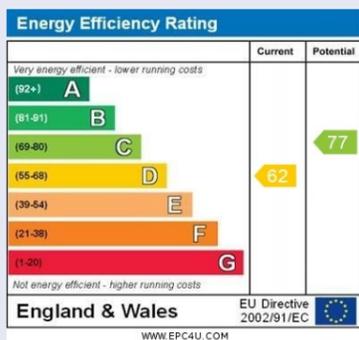
- THREE BEDROOMS**
- TWO RECEPTIONS**
- CAR HARDSTANDING**
- ENCLOSED GARDEN**
- DOUBLE GLAZING**
- EXTERNAL INSULATION**
- NO ONWARD CHAIN**

We feel you may buy this property because...
 'The house would make the perfect first time or family home.'

£175,000

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.



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Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Car Hardstanding

Outside Space

Enclosed Garden

Council Tax Band

A

Council Tax Cost 2025/2026

Full Cost: £1,550.28

Single Person: £1,162.71

Stamp Duty Liability

First Time Buyer: Nil

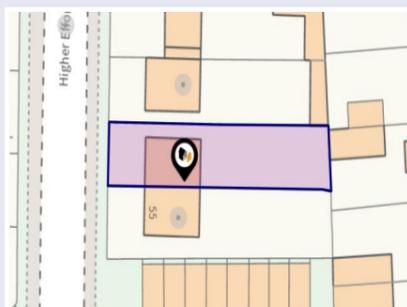
Main Residence: £1,000

Home or Investment

Property: £9,750

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 semi-detached home requires a degree of modernisation, is sold with no onward chain and would make the ideal first time or family home. Internally the accommodation offers lounge, kitchen/dining room, downstairs bathroom and three, first floor bedrooms. Further benefits include external wall insulation, double glazing, partial central heating and externally there is a private car hardstanding and a good sized, enclosed rear garden. Plymouth Homes recommend an early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With radiator, wood effect laminate flooring, stairs rising to the first-floor landing, door into the lounge.

LOUNGE

3.73m (12'3") max x 3.44m (11'3")

With double glazed window to the front, wall mounted gas fire with concealed back boiler serving the heating system and domestic hot water, wooden and brick built fire surround with entertainment plinths to either side, wood effect laminate flooring, wall lights, wood panelled walls, open plan doorway into the hall.

HALL

With uPVC half glazed door opening to the side of the property, understairs storage cupboard.

KITCHEN/DINING ROOM

3.10m (10'2") x 2.98m (9'9") 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, dishwasher, washing machine and cooker, double glazed window to the rear.



BATHROOM

2.13m (7') x 1.63m (5'4")

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, obscure double-glazed window to the rear.

FIRST FLOOR

LANDING

With double glazed window to the side and access to the loft space.

BEDROOM 1

3.73m (12'3") x 3.44m (11'3")

With double glazed window to the front with views across Plymouth towards Plymouth Sound, built in wardrobes, walk in storage/airing cupboard housing the hot water cylinder.

BEDROOM 2

3.10m (10'2") x 2.53m (8'4")

With double glazed window to the rear, picture rail.

BEDROOM 3

2.13m (7') x 2.08m (6'10")

With double glazed window to the rear.

OUTSIDE:

FRONT

The front of the property is approached via a shared gate and pathway leading to a private gravelled garden area and the main entrance. The property also benefits from a private car hardstanding. To the left side a shared gate and pathway lead to the entrance into the hall, a bin storage area and private gate into the rear garden.

REAR

The rear opens to a good-sized garden measuring **17.89m (58'8") max in length x 6.51m (21'4") max in width**. The garden comprises patio and lawn area with mature tree, all enclosed by wall and fencing.

