

## 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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Plymouth  
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**(01752) 772846**

### Email Us

[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

### 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:

05/L/25 5843

## 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



MID TERRACED HOUSE  
TWO BEDROOMS  
TWO ALLOCATED PARKING  
SPACES  
ENCLOSED REAR GARDEN  
DOUBLE GLAZING  
PERFECT FIRST TIME BUY  
NO ONWARD CHAIN

46 Douglass Road, Efford,  
Plymouth, PL3 6NP

We feel you may buy this property because...  
'Of the popular location and potential to be a lovely first-time purchase or investment.'

**£173,500**

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

Energy Efficiency Rating	
Current	Potential
70	78

Very energy efficient - lower running costs  
(92+) A  
(81-91) B  
(69-80) C  
(55-68) D  
(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

Two Parking Spaces

## 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: £970

Home or Investment

Property: £9,645

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...

Plymouth Homes are delighted to bring to the market this lovely 2 bedroom property. The property is situated within a quiet cul-de-sac location and close to very good primary schools and amenities. Internally the property comprises kitchen with fitted appliances, a spacious open plan lounge/diner with easy access to the level rear garden. Upstairs are two bedrooms, bathroom and useful airing cupboard. Offered for sale with no onward chain, Plymouth Homes recommend an early viewing to avoid disappointment.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

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

#### ENTRANCE HALL

With access to built in storage cupboard, door leading into the lounge/dining area.

#### KITCHEN

**2.68m (8'10") x 2.34m (7'8")**

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, built-in fridge/freezer and washing machine, four ring gas hob and electric cooker with overhead cooker hood, double glazed window to front, tiled splashback, coving to ceiling.

#### LOUNGE/DINER

**4.85m (15'11") x 4.42m (14'6")**

A good sized reception room with double glazed window to the rear, double glazing sliding doors leading to the garden, coving to ceiling, radiator, stairs to first floor landing, under stairs storage.

### FIRST FLOOR

#### LANDING

With double glazed window to the front, radiator, access to the loft space, built in airing cupboard housing the wall mounted boiler serving the heating system and domestic hot water.

#### BEDROOM 1

**3.62m (11'11") x 2.44m (8')**

A double bedroom with double glazed window to the rear, radiator.

#### BEDROOM 2

**2.40m (7'11") x 2.30m (7'7")**

A single bedroom with double-glazed window to the rear, radiator, coving to ceiling.



### BATHROOM

**2.00m (6'7") x 1.65m (5'5")**

Fitted with a three-piece suite comprising panelled bath with shower over, pedestal wash hand basin, low-level WC, tiled walls, coving to ceiling, heated towel rail, obscure double-glazed window to the rear.

### OUTSIDE:

#### FRONT

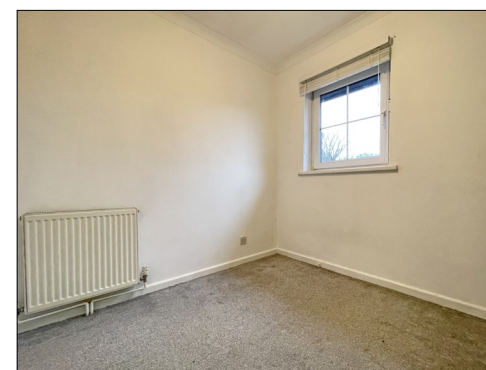
From the main pathway there is a low maintenance front garden with access to an external storage cupboard.

#### REAR

The rear opens to an enclosed garden measuring **7.31m (24'05") x 4.87m (16'10")** with a shed with power and a gate proving rear access.

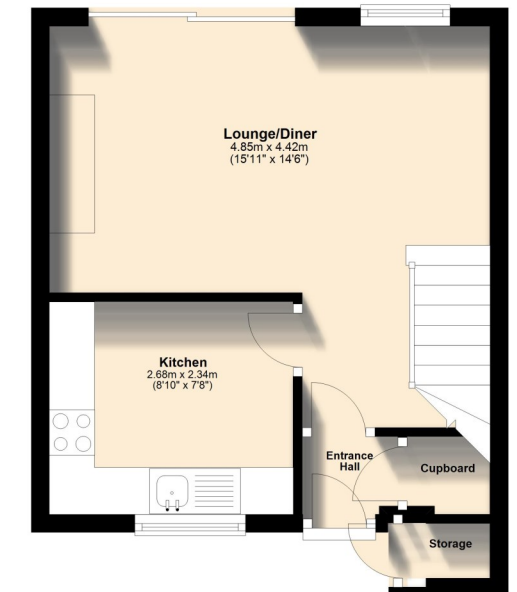
### PARKING

The property benefits from two allocated parking spaces which are located in the front of the property.



### Ground Floor

Approx. 26.7 sq. metres (287.6 sq. feet)



### First Floor

Approx. 21.2 sq. metres (228.4 sq. feet)

