

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

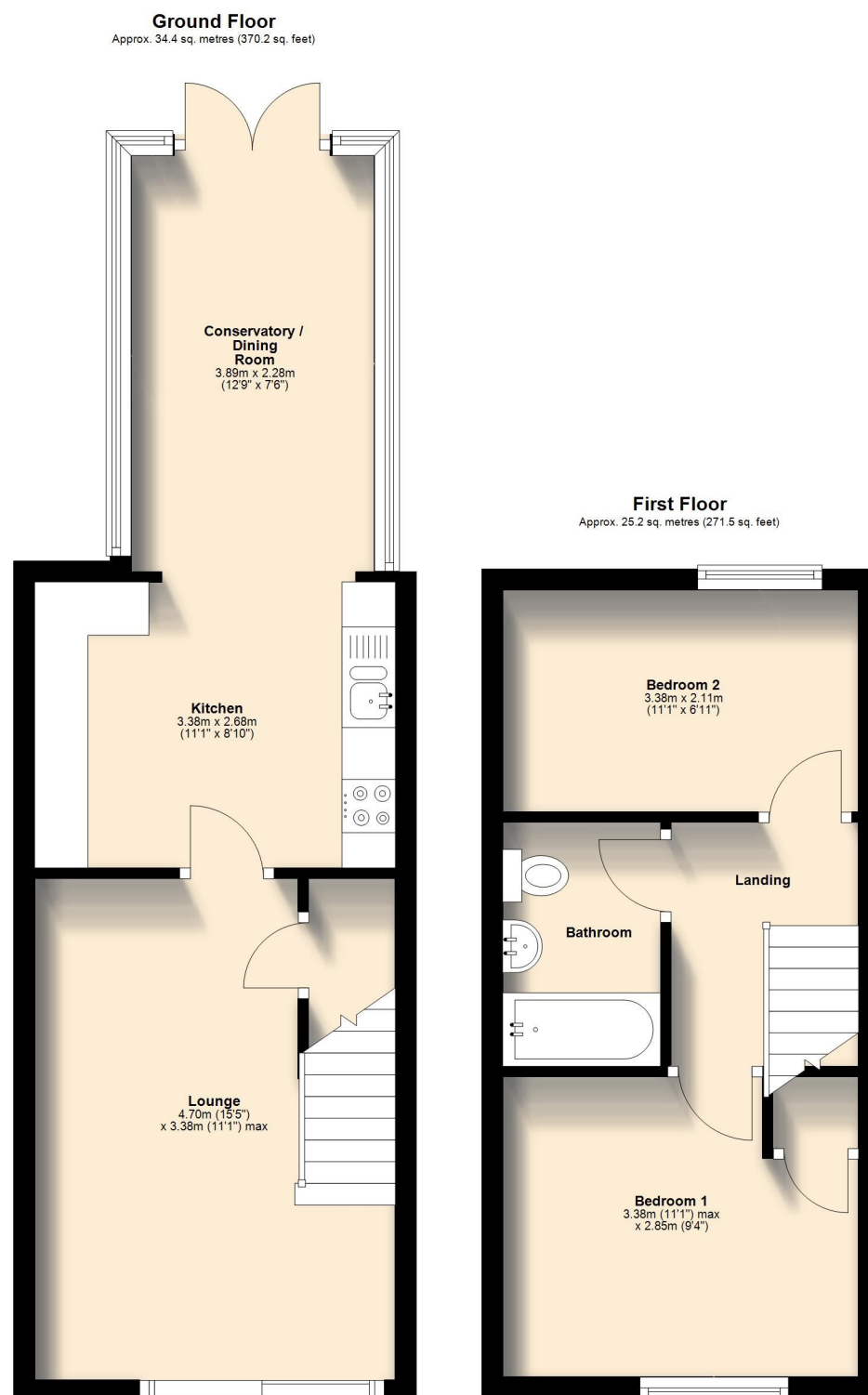
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

23/C/26 5910

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



TWO BEDROOMS
GAS CENTRAL HEATING
**LARGE CONSERVATORY/
DINING ROOM**
ALLOCATED PARKING
FRONT AND GARDENS
CUL DE SAC LOCATION
NO ONWARD CHAIN

**6 Butler Close, Southway,
Plymouth, PL6 6PL**

We feel you may buy this property because...

'This desirable modern home has a large conservatory/dining room opening from the kitchen, providing a social dining and entertaining space.'

£180,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		Current	Potential
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
Allocated Parking Space

Outside Space
Front and Rear Gardens

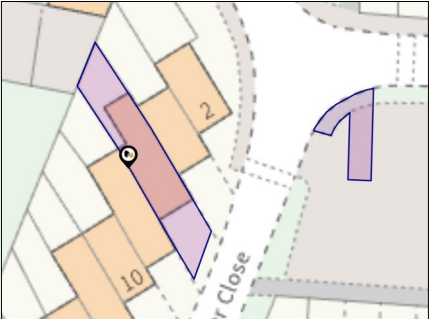
Council Tax Band
B

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

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,200
Home or Investment
Property: £10,450

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 well presented modern home is positioned in a cul de sac and benefits from a large conservatory/dining room to the rear. The accommodation comprises: lounge, kitchen with integrated appliances, conservatory/dining room, two bedrooms and a bathroom. Externally the property has low maintenance gardens to the front and rear and an allocated parking space. Offered for sale with no onward chain, Plymouth Homes highly recommend this ideal first time home or investment property.

The Accommodation Comprises...

GROUND FLOOR

Sliding entrance door opening to:

LOUNGE
4.70m (15'5") x 3.38m (11'1") max
Radiator set in decorative housing, coved ceiling with recessed spotlights, stairs to the first floor landing with an under-stairs storage cupboard, door to:

KITCHEN
3.38m (11'1") x 2.68m (8'10")
Fitted with a matching modern base and eye level units, worksurfaces incorporating a stainless steel sink unit with a single drainer and mixer tap, integrated fridge and freezer, plumbing for washing machine, electric oven with a four ring gas hob and cooker hood above, ceramic tiled floor, coved ceiling, tiled walls, open plan to:

CONSERVATORY / DINING ROOM
3.89m (12'9") x 2.28m (7'6")
Good size conservatory/dining room with a polycarbonate roof, radiator, double glazed patio doors opening to the rear garden.

FIRST FLOOR

LANDING
Access to the boarded loft, with a retractable ladder, that houses the gas combination boiler.



BEDROOM 1
3.38m (11'1") max x 2.85m (9'4")
Double glazed window to the front, radiator, over stairs storage cupboard.

BEDROOM 2
3.38m (11'1") x 2.11m (6'11")
Double glazed window to the rear, radiator, dado rail, coved ceiling.

BATHROOM
Suite comprising: panelled bath with a overhead rain shower and hand held shower attachment, pedestal wash hand basin, low-level WC, tiled walls, tiled walls.

OUTSIDE

FRONT
To the front of the property is a gravelled front garden, with a path leading to the covered entrance.

PARKING
Allocated parking space, plus additional on street parking to the front of the property.



REAR
4.88m (16') x 3.71m (12'2")
The rear garden is west facing, has been gravelled for ease of maintenance and is enclosed by fencing.

AGENT'S NOTE
The seller of this property is in a relationship with a family member of a Director of Plymouth Homes.

