

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

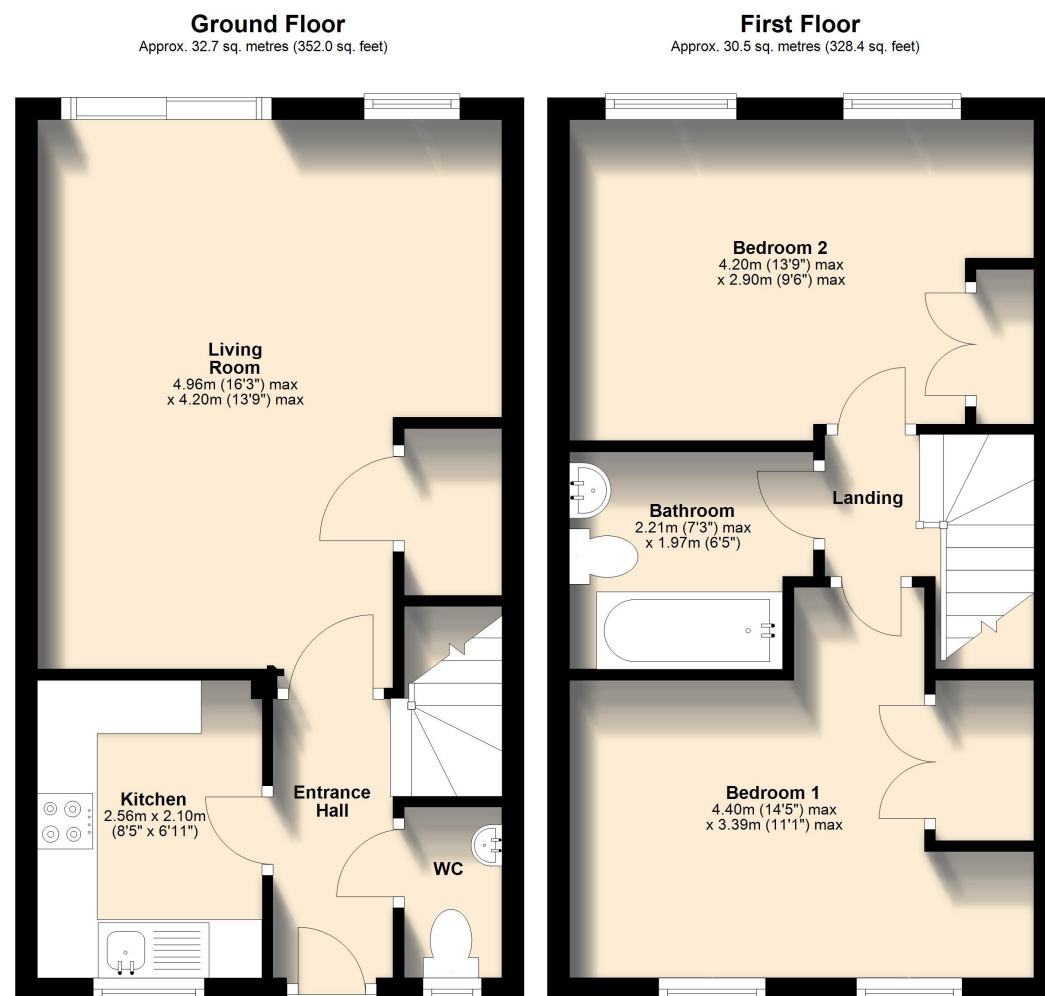
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

25/B/26 5890

Floor Plans...



PLYMOUTH HOMES

ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**27 Monica Walk, Freedom Fields,
Plymouth, PL4 7QW**

We feel you may buy this property because...

‘Of the prime central location, close to local amenities, the city centre and public transport links.’

£210,000

**CENTRAL LOCATION
TWO BEDROOMS
LIVING ROOM
DOWNSTAIRS WC
SOUTH WESTERLY GARDEN
TWO PARKING SPACES
NO ONWARD CHAIN**

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.

Energy Efficiency Rating	
Current	Potential
	87
	70
England & Wales	
EU Directive 2002/91/EC	
WWW.EPC4U.COM	

www.plymouthhomes.co.uk

Number of Bedrooms
Two Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Two Parking Spaces

Outside Space
South West Facing 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: £1,700
Second 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...

Situated within a prime, central position this deceptive terraced home enjoys a south westerly facing rear garden, two allocated parking spaces and is offered for sale with no onward chain. Internally the accommodation offers kitchen, downstairs wc, a spacious living room, two double bedrooms with built in wardrobes and bathroom. Further benefits included double glazing, central heating and the house is located within a secluded residential position. Plymouth Homes advise an early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a half-glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With radiator and stairs rising to the first-floor landing.

DOWNSTAIRS WC

1.54m (5'1") x 0.88m (2'11")

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

KITCHEN

2.56m (8'5") x 2.10m (6'11")

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, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge/freezer and washing machine, fitted electric oven and four ring gas hob with wall mounted cooker hood above, double glazed window to the front.



LIVING ROOM

4.96m (16'3") max x 4.20m (13'9") max

A spacious reception room with double glazed window to the rear, radiator, wall lights, understairs storage cupboard, glazed patio doors opening to the rear garden.

FIRST FLOOR

LANDING

With access to the loft space.

BEDROOM 1

4.40m (14'5") max x 3.39m (11'1") max

With two double glazed windows to the front, two radiators, built in wardrobe.

BEDROOM 2

4.20m (13'9") max x 2.90m (9'6") max

With two double glazed windows to the rear, two radiators, built in wardrobe.

BATHROOM

2.21m (7'3") max x 1.97m (6'5")

Fitted with a three-piece white suite comprising panelled bath with separate shower above, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, wall mounted mirror, shaver point, radiator.



OUTSIDE:

REAR

The rear of the property opens to a south westerly facing rear garden measuring **8.93m (29'3") x 4.33m (14'2")**. The garden comprises paved and gravelled garden areas, with external power supply, enclosed by wall and fencing, accessing a timber garden shed and a gate giving rear access.

PARKING

The property boasts two allocated parking spaces. One is directly in front of the property and the second located nearby.