

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA
(01752) 514500

North Plymouth and
Residential Lettings Office
56 Morshead Road
Crownhill
Plymouth
PL6 5AQ
(01752) 772846

Email Us
info@plymouthhomes.co.uk

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:
23/F/26 6001

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 highly competitive fee of only £50 plus VAT. 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



Draft Details – Not Approved & Subject To Change



HOUSE WITH ANNEXE
SEMI DETACHED
LARGE PLOT SIZE
BEAUTIFULLY PRESENTED
SOUTH FACING GARDEN
AMPLE PARKING &
GARAGE
COUNTRYSIDE VIEWS

**26 & 26A Rochford Crescent,
Ernesettle, Plymouth, PL5 2PY**

*We feel you may buy this property because.....
'Of the versatile accommodation
and lovely outside space on offer'.*

£450,000

www.plymouthhomes.co.uk

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		71
(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

Six Bedrooms

Property Construction

Cavity Brick Walls

Water Meter

No

Parking

Garage And Driveway

Outside Space

South Facing Garden

Main House Council Tax Band

C

Main House Council Tax Cost 2026/2027

Full Cost: £2,170.53

Single Person: £1,627.90

Annexe Council Tax Band

A

Annexe Council Tax Cost 2026/2027

Full Cost: £1,627.90

Single Person: £1,220.93

Stamp Duty Liability

First Time Buyer: £7,500

Main Residence: £12,500

Home or Investment

Property: £35,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Introducing....

This substantial house, with two bedroomed side annexe, sit on an enviable sized plot with ample parking for multiple vehicles, a large southerly facing garden and enjoys views to the front aspect towards countryside in the distance. Internally the main house is separated from the annexe and comprises large living room, modern kitchen/dining room, downstairs wc, four double bedrooms, en-suite bathroom and a modern shower room. The separate, self-contained annexe has its own private entrance and comprises living room, kitchen, downstairs wc, two bedrooms and a shower room. Plymouth Homes advise an early viewing to fully appreciate the size of this unique and versatile home.

The Accommodation Comprises....**MAIN HOUSE****GROUND FLOOR****ENTRANCE**

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

ENTRANCE HALL

With radiator, tiled flooring, dado rail, coving to ceiling, recessed ceiling spotlights and stairs rising to the first-floor landing with under-stairs storage cupboard.

DOWNSTAIRS WC**2.09m (6'10") x 1.24m (4'1")**

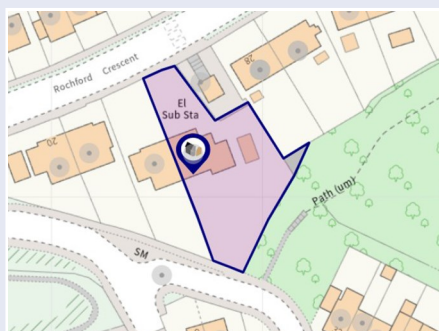
Fitted with a two-piece suite comprising wall mounted wash hand basin, low-level WC, tiled splashback, tiled flooring, wall light, coving to ceiling.

LIVING ROOM**6.18m (20'3") x 3.94m (12'11")**

A lovely large reception room with double glazed window to the front with distant views towards countryside, radiator, wood effect flooring, wall lights, coving to ceiling, glazed double doors opening into the kitchen/dining room.

KITCHEN/DINING ROOM**6.47m (21'3") x 3.46m (11'4")**

Another spacious area, fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with mixer tap, spaces for washing machine and tumble dryer, fitted eye level electric double oven and four ring electric hob with

Floor Plans....



The Annexe...



stainless steel cooker hood above, double glazed window to the rear, two radiators, wood effect flooring, recessed ceiling spotlights, uPVC glazed double doors opening to the rear garden, door to the entrance hall.

FIRST FLOOR

LANDING

With dado rail, coving to ceiling, recessed ceiling spotlights, access to the loft space, built in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water.

BEDROOM 1

4.55m (14'11") x 3.99m (13'1")

A lovely large double bedroom with double glazed window to the enjoying the view towards countryside in the distance, radiator, wood effect flooring, coving to ceiling, door opening to the en-suite.

EN-SUITE

2.62m (8'7") x 2.31m (7'7")

Fitted with a three-piece suite comprising panelled 'P' shaped bath with rainfall shower above and separate hand shower attachment, shower screen, vanity wash hand basin with cupboard storage below, panelled splashbacks, low-level WC, radiator/towel rail, extractor fan, wall mounted mirror, obscure double-glazed window to the front, recessed ceiling spotlights.

BEDROOM 2

3.46m (11'4") x 3.18m (10'5")

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

BEDROOM 3

3.25m (10'8") x 3.19m (10'6")

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

BEDROOM 4

4.55m (14'11") max x 2.39m (7'10")

A fourth double bedroom with double glazed window to the enjoying the views, radiator.

SHOWER ROOM

2.48m (8'1") x 2.23m (7'4")

Fitted with beautiful and modern three-piece suite comprising double shower enclosure with fitted power shower, vanity wash hand basin with surrounding cupboard storage, low-level WC, radiator/towel rail, extractor fan, wall mounted mirror, tiled splashbacks, recessed ceiling spotlights.

ANNEXE

ENTRANCE

Entry is from the left side of the property via a uPVC part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With obscure double-glazed window to the side, storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water, radiator, stairs rising to the first-floor landing.

DOWNSTAIRS WC

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

LIVING ROOM

5.83m (19'1") x 3.20m (10'6")

With double glazed windows to the front and rear, the front enjoying the view, radiator, wall lights, coving to ceiling.

KITCHEN

3.04m (10') x 2.09m (6'10")

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, integrated fridge and freezer, space for washing machine, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed window to the rear, radiator, coving to ceiling, uPVC half glazed door opening to the rear garden.

FIRST FLOOR

LANDING

With built in storage cupboard.

BEDROOM 1

3.48m (11'5") x 3.20m (10'6")

With double glazed window to the rear, fitted bedroom suite comprising built-in wardrobes with overhead storage cupboards and bedside cabinets, radiator, coving to ceiling.

BEDROOM 2

3.36m (11') x 2.18m (7'2")

With double glazed window to the front enjoying the views towards countryside, radiator, coving to ceiling.

SHOWER ROOM

2.20m (7'3") x 2.14m (7')

Fitted with a three-piece suite comprising shower cubicle with fitted rainfall shower above and separate hand shower attachment, vanity wash hand basin with cupboard storage below, low-level WC, extractor fan, panelled splashbacks, obscure double-glazed window to the rear, radiator, coving to ceiling.

OUTSIDE:

FRONT

The property sits on an enviable sized plot, which has enabled the side extension, but still leaves a considerable amount of outside space to both the front and rear of the property. The house is approached from the front via a private driveway which offers ample parking for multiple vehicles and leads to a detached, single garage with further hardstand parking to the side. In front of the property is a lawned garden with established trees and shrubs and enjoying the views in the distance.

REAR

The rear of the house opens to a southerly facing and triangular shaped garden measuring **23.68m (77'8") at widest x 23.57m (77'4") at longest**. Adjoining the rear of both the main house and the annexe is a paved seating area and pathway accessing the side door to the garage and a gate to the front. Steps then rise to a raised garden area, the majority laid to lawn, with further paved seating areas, fishpond, enclosed by walls and fencing, backing onto woodland and with a gate giving rear access to the property.

AGENT'S NOTE

We're informed the main house and annexe both share the mains water supply but have their own heating system, gas and electric supplies and separate council tax.

The Main House....

