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

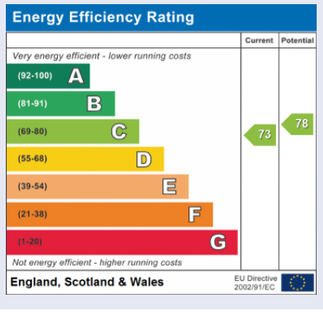
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 20/K/26 6111



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









NO ONWARD CHAIN

TWO BEDROOMS

KITCHEN/DINING ROOM

SEPARATE LIVING ROOM

CONSERVATORY

ALLOCATED PARKING SPACE

ENCLOSED GARDEN

4 Hargreaves Close, Kings Tamerton, Plymouth, PL5 2UB

We feel you may buy this property because…

'Of the spacious accommodation in this popular residential location which is within close proximity to Marine Academy Plymouth schools.'

£190,000

www.plymouthhomes.co.uk

Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Allocated Parking Space

Outside Space
Westerly Facing Garden

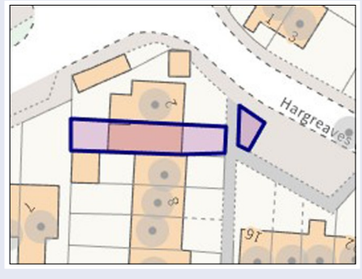
Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,300
Home or Investment Property: £10,800

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 present to the market this deceptively spacious home which will suit first time buyers and investors alike. Internally the accommodation comprises entrance hall, living room, kitchen/dining room, conservatory, two bedrooms and bathroom. Further benefits include central heating and double glazing. Externally there is an enclosed garden aswell as an allocated parking in front of the property. Being offered to the market with no onward chain, an internal viewing is highly recommended.

The Accommodation Comprises…

GROUND FLOOR

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

ENTRANCE HALL
With stairs rising to the first floor landing, radiator, door opening into the living room.

LIVING ROOM
4.12m (13'6") x 3.30m (10'10") max
A good sized reception room with double glazed window to the front, radiator, understairs storage cupboard, dado rail.

KITCHEN/DINING ROOM
4.22m (13'10") x 2.79m (9'2")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, space for cooker, double glazed window to the rear, wall mounted boiler serving the heating system and domestic hot water, uPVC half glazed door opening into the conservatory.

CONSERVATORY
2.87m (9'5") x 2.64m (8'8")
With double glazed windows to the side and rear, electric heater, glazed double doors opening to the garden.

FIRST FLOOR

LANDING
With access to the loft space.

BEDROOM 1
4.22m (13'10") max x 3.26m (10'8")
A lovely sized double bedroom with two double glazed windows to the front, radiator, built in storage cupboard.

BEDROOM 2
3.08m (10'1") x 2.27m (7'5")
With double glazed window to the rear, built in cupboards, radiator.

BATHROOM
1.86m (6'1") x 1.63m (5'4")
Fitted with a three-piece suite comprising panelled bath with shower above, pedestal wash hand basin, low-level WC, tiled walls, obscure double glazed window to the rear.

OUTSIDE:

FRONT
The front of the property is approached via a lawned garden area with a pathway to the covered main entrance.

REAR
The rear opens to an enclosed westerly facing garden measuring **3.96m (13’09”) x 5.48m (18’01”)**. The garden has a patio seating area, storage shed, and a gate providing rear access.

PARKING
The property benefits from an allocated parking space which is directly in front of the property.

