

## Contact us

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## Website

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

## Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

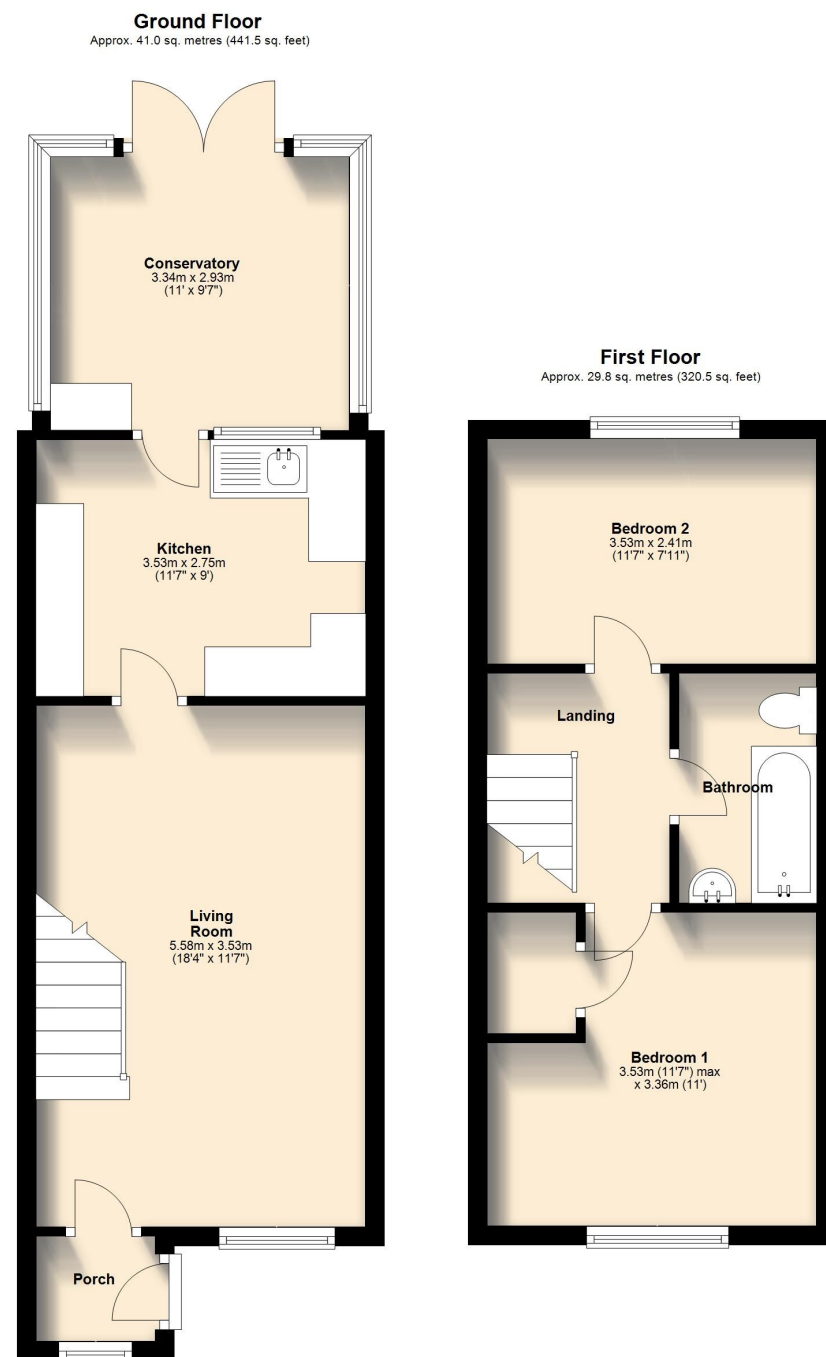
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

22/D/26 5934

## 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



**43 Coombe Way, Kings Tamerton,  
Plymouth, PL5 2HA**

**TWO BEDROOMS  
LIVING ROOM  
CONSERVATORY  
BOARDED LOFT  
ENCLOSED GARDEN  
ALLOCATED PARKING  
NO ONWARD CHAIN**

*We feel you may buy this property because...*  
'Of the spacious, versatile accommodation and having no onward chain.'

**Offers In Excess Of  
£170,000**

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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**Number of Bedrooms**

Two Bedrooms

**Property Construction**

Cavity Brick Walls

**Heating System**

Gas Central Heating

**Water Meter**

Yes

**Parking**

Allocated Parking

**Outside Space**

Enclosed Garden

**Council Tax Band**

B

**Council Tax Cost 2026/2027**

Full Cost: £1,899.22

Single Person: £1,424.42

**Stamp Duty Liability**

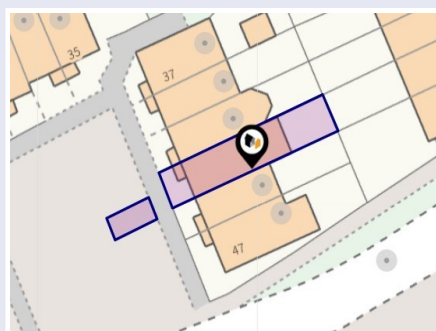
First Time Buyer: Nil

Main Residence: £900

Home or Investment

Property: £9,400

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 deceptive, terraced home boasts a conservatory to the rear giving an additional reception/dining area, while the loft space has been boarded and has power, lighting and a skylight window. Internally the remaining accommodation comprises two good sized bedrooms, living room, kitchen and bathroom. Further benefits include double glazing, central heating and externally there is an enclosed garden and allocated parking space. Offered for sale with no onward chain, Plymouth Homes would recommend an early viewing to fully appreciate this well-maintained home.

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

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

**PORCH**

**1.28m (4'2") x 1.12m (3'8")**

With double glazed window to the front, wood effect laminate flooring, coving to ceiling, door opening into the living room.

**LIVING ROOM**

**5.58m (18'4") x 3.53m (11'7")**

A good-sized reception space with double glazed window to the front, radiator, coving to ceiling, stairs rising to the first-floor landing with under-stairs recess with built in storage, door opening into the kitchen.

**KITCHEN**

**3.53m (11'7") x 2.75m (9')**

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, spaces for fridge, upright fridge/freezer, washing machine and cooker, wall mounted cooker hood, double glazed window to the conservatory, coving to ceiling, uPVC half glazed door opening to the conservatory.

**CONSERVATORY**

**3.34m (11') x 2.93m (9'7")**

A versatile space offering potential as an additional reception area or separate dining space, with double glazed windows to the sides and rear, built in base unit, power point, and uPVC glazed double doors opening to the garden.

**FIRST FLOOR****LANDING**

With coving to ceiling and access to the boarded loft space via a retracting loft ladder.

**BEDROOM 1**

**3.53m (11'7") max x 3.36m (11')**

A double bedroom with double glazed window to the front, radiator, coving to ceiling, built in storage cupboard.

**BEDROOM 2**

**3.53m (11'7") x 2.41m (7'11")**

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

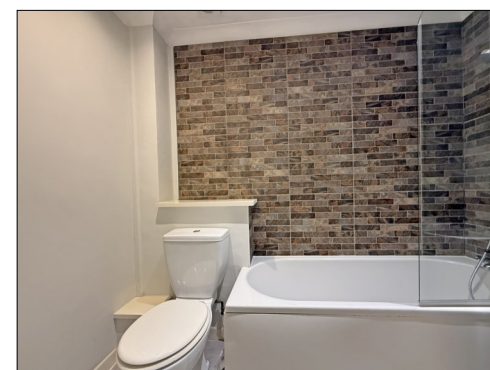
**BATHROOM**

**2.46m (8'1") x 1.47m (4'10")**

Fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, chrome radiator/towel rail, extractor fan, wall mounted mirrored cabinet, coving to ceiling.

**LOFT SPACE**

The loft space is fully boarded, carpeted and has a radiator, power supply, lighting, skylight window and also houses the wall mounted boiler serving the heating system and domestic hot water.

**OUTSIDE:****FRONT**

At the front the property is approached via a pathway to the main entrance and an area of artificial lawn.

**REAR**

The rear opens to a garden area measuring **5.32m (17'5") x 3.58m (11'8")**, comprising paved and artificial lawn, all enclosed by fencing.

**PARKING**

The property benefits from an allocated parking space located in front of the property.