

Contact us

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

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Crownhill
Plymouth
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(01752) 772846

Email Us
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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:
26/K/25 5839

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



THREE BEDROOMS
LOUNGE/DINING ROOM
WELL PRESENTED
THROUGHOUT
CLOSE TO FORDER VALLEY
NATURE RESERVE
WORKSHOP
SPACIOUS KITCHEN
DOUBLE GLAZING

**20 Bramfield Place, Austin Farm,
Plymouth, PL6 5UY**

We feel you may buy this property because...
'Of the well presented accommodation on offer and the useful workshop to the side of the property.'

£220,000

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			
		73	79

England & Wales EU Directive 2002/91/EC
WWW.EPC4U.COM

Number of Bedrooms

Three Bedrooms

Property Construction

Lang Easiform Construction

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

Large Rear Garden

Council Tax Band

A

Council Tax Cost 2025/2026

Full Cost: £1,550.28

Single Person: £1,162.71

Stamp Duty Liability

First Time Buyer: Nil

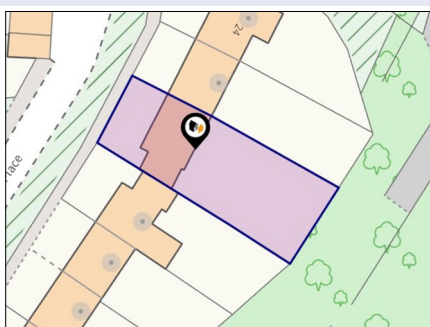
Main Residence: £1,500

Home or Investment

Property: £11,500

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 well presented end terraced home which is situated within close proximity to the Forder Valley Nature Reserve and also the Austin Farm Academy. The property will make an ideal first time home and in brief comprises entrance hall, kitchen, lounge/dining room, three bedrooms and bathroom. Further benefits include double glazing and central heating. Externally, there is a good sized, south easterly facing rear garden aswell as access to a useful workshop. Plymouth Homes strongly recommend an internal inspection to appreciate everything it has to offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A uPVC part glazed entrance door opens to the entrance hall.

ENTRANCE HALL

With radiator, stairs rising to the first floor landing.

KITCHEN

5.49m (18') x 2.87m (9'5") max

Fitted with a matching range of base and eye level units with worktop space above, 1+½ bowl stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, space for cooker with pull out cooker hood above, double glazed windows to the front and rear, radiator, tiled flooring, coving to ceiling, double glazed door opening to the rear garden.

LOUNGE/DINING ROOM

5.49m (18') max x 4.31m (14'2")

A good sized reception room with double glazed windows to the front and rear, electric fireplace, two radiators, dado rail, coving to ceiling.

FIRST FLOOR

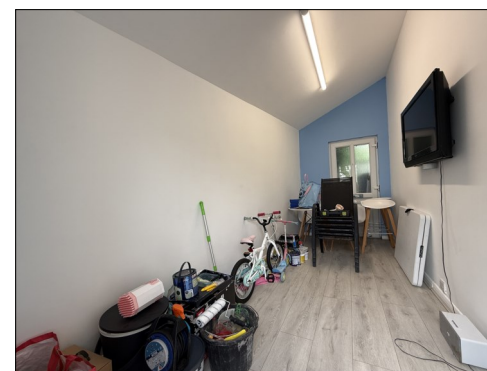
LANDING

With double glazed window to the rear.

BEDROOM 1

3.71m (12'2") x 2.96m (9'9")

A double sized bedroom with double glazed window to the front, built in storage cupboards one housing the wall mounted boiler serving the heating system and domestic hot water.



BEDROOM 2

3.36m (11') x 2.99m (9'10")

A further double bedroom with double glazed window to the front, built in storage cupboards, radiator, access to the loft space.

BEDROOM 3

2.45m (8') x 2.40m (7'11")

A single bedroom with double glazed window to the rear, radiator, coving to ceiling, wardrobe recess.

BATHROOM

2.62m (8'7") max x 1.67m (5'6")

Fitted with three piece suite comprising bath with overhead shower, shower screen, vanity wash hand basin, low-level WC, tiled walls, heated towel rail, two obscure double-glazed windows to the rear.

OUTSIDE

FRONT

A low maintenance, tiered front garden with areas of astro turf and front path with steps leading down to the front door.

REAR

The rear opens to an enclosed south easterly facing tiered garden measuring approximately 10.66m (35') in width x 17.37m (57'4) max in length. The garden offers a patio seating area with steps leading to two lawned areas and enclosed by wall and fencing.

WORKSHOP/HOME OFFICE

4.36m (14'3") x 2.19m (7'2") max

An irregular shaped workshop/home office with front and rear access, light and power.



Floor Plans...

