

## 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](mailto:info@plymouthhomes.co.uk)

## 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:

06/B/26 5875

## 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



DETACHED BUNGALOW  
CUL-DE-SAC LOCATION  
3 BEDROOMS  
WESTERLY FACING GARDEN  
DRIVEWAY AND GARAGE  
NO ONWARD CHAIN  
MODERNISATION REQUIRED

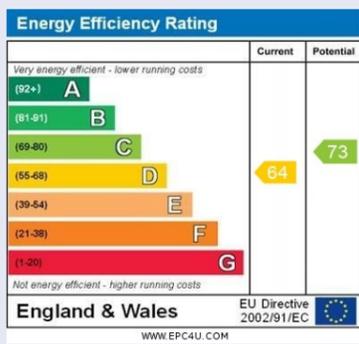
25 Oak Tree Park, Glenholt,  
Plymouth, PL6 7JZ

*We feel you may buy this property because...*

'This detached bungalow is located at the end of a sought after cul-de-sac and offers buyers plenty of potential to put their own mark on it.'

**£390,000**

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



## Number of Bedrooms

Three Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

Driveway and Garage

## Outside Space

Enclosed Westerly Facing Garden

## Council Tax Band

E

## Council Tax Cost 2025/2026

Full Cost: £2,842.17

Single Person: £2,131.63

## Stamp Duty Liability

First Time Buyer: £4,500

Main Residence: £9,500

Home or Investment

Property: £29,000

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

## Introducing...

Plymouth Homes are delighted to present to the market this detached bungalow which is located at the end of a cul-de-sac. The accommodation comprises entrance hall, living room, kitchen/dining room, three bedrooms, shower room and WC. Externally the property has a long driveway leading to a single garage as well as front and rear gardens. Further benefits include double glazing and gas central heating. Being offered to the market with no onward chain, an internal inspection can be highly recommended.

## The Accommodation Comprises...

### ENTRANCE

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

### ENTRANCE HALL

With radiator, built in storage cupboard, access to the loft space.

### LIVING ROOM

**4.76m (15'7") x 3.62m (11'11")**

A lovely sized reception room with double glazed windows to the front and side, radiator, coving to ceiling.

### KITCHEN/DINER

**5.09m (16'8") max x 3.28m (10'9")**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel double sink unit with double drainers, plumbing for washing machine, space for fridge/freezer, space for cooker, overhead cooker hood, double glazed windows to front and the side, radiator, coving to ceiling, storage cupboard housing the wall mounted boiler serving the heating system and domestic hot water.

### SHOWER ROOM

**2.32m (7'7") max x 2.07m (6'10")**

Fitted with a two piece suite comprising walk in shower cubicle, pedestal wash hand basin, fully tiled walls, obscure double-glazed window to the side, radiator.

### WC

**2.32m (7'7") x 0.83m (2'8")**

Fitted with a 2 piece suite comprising pedestal wash hand basin, low level WC, obscure double-glazed window to the side, fully tiled walls.



### BEDROOM 1

**3.80m (12'6") x 3.28m (10'9")**

A double sized bedroom with double glazed window to the rear, fitted with a range of wardrobes and units, radiator, wall lights, coving to ceiling.

### BEDROOM 2

**3.62m (11'11") x 3.01m (9'11")**

A further double bedroom with double glazed window to the rear, fitted bedroom suite with a range of wardrobes, coving to ceiling, radiator.

### BEDROOM 3

**2.80m (9'2") x 2.59m (8'6")**

A single bedroom with double glazed window to side, radiator, coving to ceiling.

### OUTSIDE:

#### FRONT

The bungalow is approached via a private driveway with a tiered garden and steps leading to the entrance door.

#### REAR

The rear opens to an enclosed west facing garden measuring approximately **10.05m (33'09) x 15.24m (50'10)** at the longest and widest points with a patio seating area and steps leading to a further patio seating area with areas of shrubs and plants.

#### GARAGE

**2.43m (8'02") x 6.09m (20'03)**

A single garage with up and over garage door to the driveway and power.

## Floor Plans...

### Ground Floor

Approx. 85.0 sq. metres (915.0 sq. feet)

