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Floor Plans...

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(Central Plymouth Office Only)

Our Property  
Reference:  
19721535

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. 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



- POPULAR LOCATION
- TWO DOUBLE BEDROOMS
- TWO RECEPTIONS
- SOUTH FACING GARDEN
- GAS CENTRAL HEATING
  - UTILITY AREA
- NO ONWARD CHAIN
- ENERGY RATING: TBC

57 Northampton Close, Whiteleigh,  
Plymouth, PL5 4JT

We feel you may buy this property because....  
Of the spacious accommodation on offer and the south facing rear garden.

£175,000

www.plymouthhomes.co.uk

## Number of Bedrooms

2

## Property Construction

[Add text here](#)

## Heating System

[Add text here](#)

## Water Meter

[Add text here](#)

## Parking

[Add text here](#)

## Outside Space

[Add text here](#)

## Council Tax Band

## Council Tax Cost 2021/2022

Full Cost: [Add text here](#)

Single Person: [Add text here](#)

## Stamp Duty Liability

First Time Buyer: [Add text here](#)

Main Residence: [Add text here](#)

Second Home of  
Investment Property: [Add text here](#)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		EU Directive 2002/91/EC	

## Introducing

This spacious home is offered for sale with no onward chain and would make the perfect first-time home. Internally the property requires a degree of modernisation and comprises: porch, entrance hall, spacious lounge, separate dining room, kitchen, utility, two good sized double bedrooms, shower room and separate wc. Further benefits include central heating, majority double glazing and externally there is a south facing rear garden. Plymouth Homes advise an early viewing to avoid disappointment.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

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

#### PORCH

6'0" x 3'3"

With uPVC windows to the front and side, uPVC glazed door opening into the entrance hall.

#### ENTRANCE HALL

With radiator and doors into the lounge and dining room.

#### LOUNGE

13'4" x 10'7"

A good-sized reception space with double glazed window to the front, two radiators, coving to ceiling, decorative stone fireplace with extended plinths to either side, built in storage cupboard.

#### DINING ROOM

13'2" x 9'5"

Another good-sized reception space with double glazed window to the rear, two radiators, stairs rising to the first-floor landing with an under-stairs recess, door to the utility, open plan archway into the kitchen.

#### KITCHEN

9'6" x 7'2"

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, washing machine and cooker, double glazed window to the rear, wooden flooring, coving to ceiling, built in storage cupboard.



#### UTILITY

9'10" x 5'2"

Fitted with a base unit with worktop space above, wall mounted boiler serving the heating system and domestic hot water, space for upright freezer, window to the side, radiator, uPVC glazed door opening to the rear garden.

#### FIRST FLOOR

#### LANDING

With radiator, access to the loft space with retracting loft ladder, built in storage cupboard, doors to all rooms.

#### BEDROOM 1

16'11" x 10'7"

A lovely sized double bedroom with two double glazed windows to the front, radiator, built in storage cupboard.

#### BEDROOM 2

10'1" x 9'0"

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

#### SHOWER ROOM

5'4" x 4'9"

Fitted with a two-piece suite comprising shower cubicle with fitted electric shower above, pedestal wash hand basin, tiled splashback, obscure double-glazed window to the rear, radiator.

#### WC

5'4" x 2'6"

With obscure double-glazed window to the rear and fitted with a low-level WC.

#### OUTSIDE

#### FRONT

The front of the property is approached via a sloped

walkway from the roadside, leading to a private lawned garden with pathway to the entrance porch.

#### REAR

The rear opens to a south facing rear garden measuring 8.81m (28'11") in length x 5.04m (16'6") in width. The garden comprises patio and lawned areas with established flower borders, enclosed by walls, with a gate giving rear access.

#### AGENT'S NOTE

These sales particulars are only in draft format and have yet to be approved by the seller. They are therefore subject to change.

