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Opening Hours

Monday - Friday

9.15am—5.30pm

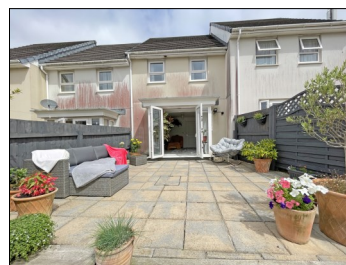
Saturday

9.00am—4.00pm

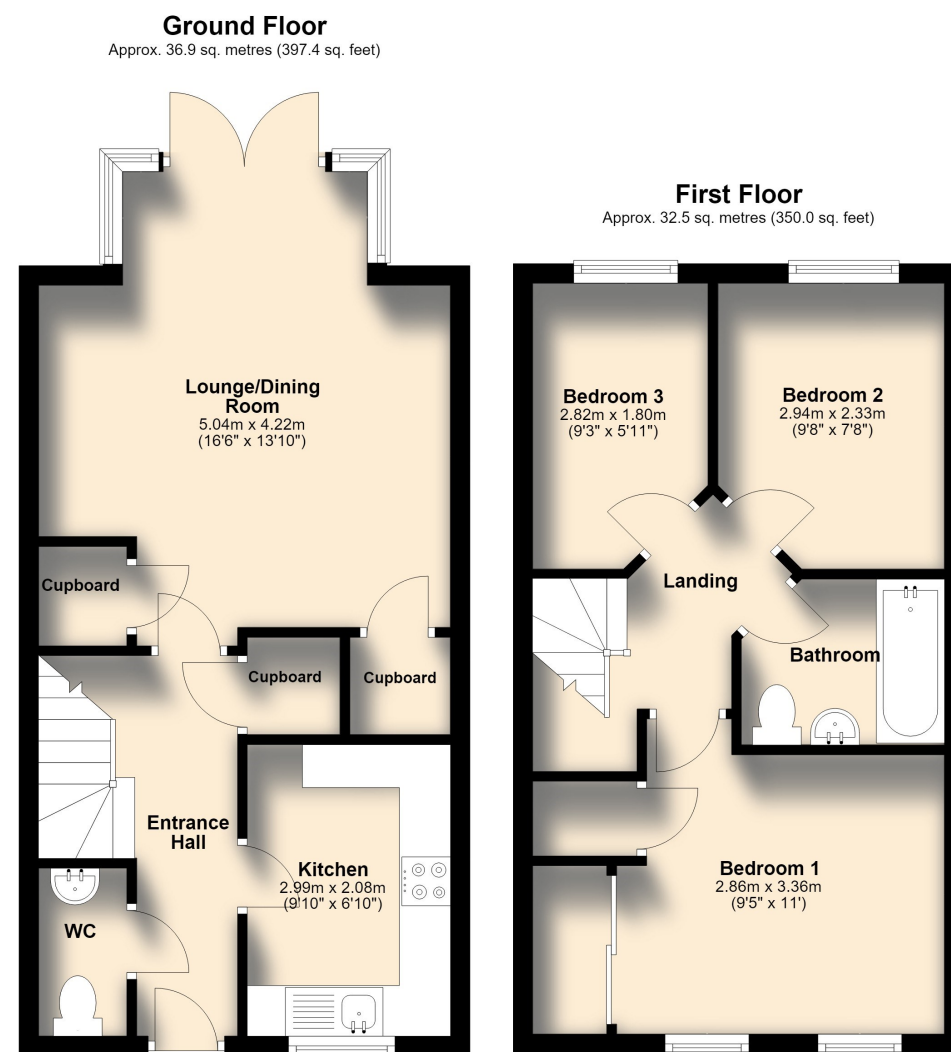
(Central Plymouth Office Only)

Our Property Reference:

29/G/26 6029



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
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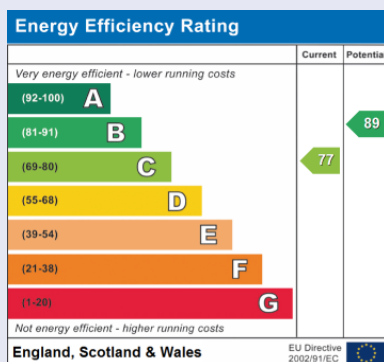
**96 Efford Road, Higher Compton,
Plymouth, PL3 6NQ**

**BEAUTIFULLY PRESENTED
THREE BEDROOMS
LOUNGE/DINING ROOM
DOWNSTAIRS WC
SOUTH FACING GARDEN
TWO PARKING SPACES
CENTRAL HEATING**

We feel you may buy this property because...
'Of the beautiful presentation and popular residential location.'

£240,000

www.plymouthhomes.co.uk



Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Two Parking Spaces

Outside Space
South Facing Garden

Council Tax Band
C

Council Tax Cost 2026/2027
Full Cost: £2,170.53
Single Person: £1,627.90

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,300
Home or Investment
Property: £14,300

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...

Built in 2013, this beautifully presented home is a credit to the current owner and enjoys a southerly facing rear garden and two allocated parking spaces located directly behind. Internally the accommodation comprises entrance hall, kitchen, downstairs wc, a lovely lounge/dining room, three bedrooms and a three-piece bathroom suite. Further benefits include double glazing, central heating and a good amount of built in storage. Plymouth Homes advise an early viewing to fully appreciate this charming terraced property.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With radiator, wood effect laminate flooring, stairs rising to the first floor landing, built in storage cupboard.

KITCHEN

2.99m (9'10") x 2.08m (6'10")

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, wall mounted concealed boiler serving the heating system and domestic hot water, spaces for upright fridge/freezer and washing machine, fitted electric oven and four ring gas hob with pull out cooker hood above, double glazed window to the front.

DOWNSTAIRS WC

1.72m (5'8") x 0.91m (3')

Fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, extractor fan, tiled splashbacks.

LOUNGE/DINING ROOM

5.04m (16'6") x 4.22m (13'10")

A lovely reception space with radiator, glazed bay to the rear aspect with uPVC glazed double doors to the garden, radiator, two built in storage cupboards.



FIRST FLOOR

LANDING

With radiator and access to the loft space.

BEDROOM 1

3.36m (11') x 2.86m (9'5")

With two double glazed windows to the front, built in wardrobe and storage cupboard, radiator.

BEDROOM 2

2.94m (9'8") x 2.33m (7'8")

With double glazed window to the rear, radiator.

BEDROOM 3

2.82m (9'3") x 1.80m (5'11")

With double glazed window to the rear, radiator.

BATHROOM

2.08m (6'10") x 1.70m (5'7")

Fitted with a three-piece suite comprising panelled bath with separate shower above and shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, wall mounted mirrored cabinet, shaver point.

OUTSIDE:

FRONT

The front of the property is approached via a gate and pathway, with decorative hedged border, leading to a gravelled garden area and the main entrance.



REAR

The rear of the property opens to a well maintained and low maintenance garden, facing south and measuring **8.04m (26'4") at longest x 6.40m (21') at widest**. The garden is paved and has wooden sleepers and gravelled borders, enclosed by fencing, with a gate giving rear access to the parking.

PARKING

Behind the property there are two, tandem and numbered parking spaces.