

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

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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:

13/J/26 608

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



IDEAL FIRST TIME BUY

LIVING ROOM

DOUBLE BEDROOM

ENCLOSED GARDEN

PARKING SPACE

DOUBLE GLAZING

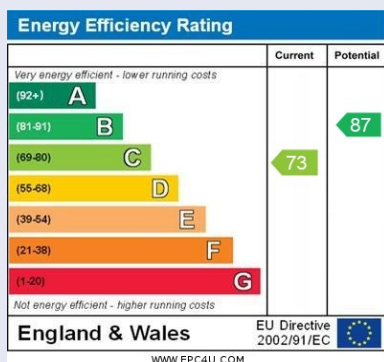
CENTRAL HEATING

**3 Castle Carey Gardens, Efford,
Plymouth, PL3 6EA**

We feel you may buy this property because...
'Of the secluded position and well-presented accommodation on offer.'

£155,000

www.plymouthhomes.co.uk



Number of Bedrooms
One Bedroom

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Allocated Parking

Outside Space
Enclosed Garden

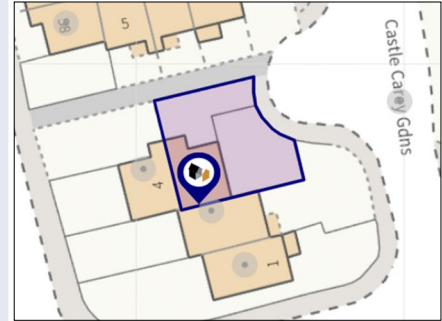
Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.22

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £600
Home or Investment
Property: £8,350

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 one-bedroom home would make the perfect first time buy and enjoys a good-sized garden with a parking space located alongside. Internally the accommodation offers a living room, kitchen, good sized double bedroom and shower room. Further benefits include double glazing and central heating. Plymouth Homes would recommend an early viewing to appreciate this well presented home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

PORCH

With door into the living room.

LIVING ROOM

4.20m (13'9") x 2.93m (9'7")

With radiator, stairs rising to the first-floor landing, glazed patio door opening to the garden, open plan doorway into the kitchen.

KITCHEN

4.20m (13'9") max x 1.97m (6'6")

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/freezer and washing machine, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed window to side, open plan archways into the living room, wood effect laminate flooring.

FIRST FLOOR

LANDING

With access to the loft space.



BEDROOM 1

4.20m (13'9") x 2.93m (9'7")

A good-sized double bedroom with double glazed window to the side, built in storage cupboard, radiator, recessed ceiling spotlights.

BATHROOM

1.97m (6'6") x 1.95m (6'5")

Fitted with a three-piece suite comprising pedestal wash hand basin, shower cubicle with rainfall shower above, low-level WC, tiled surround, extractor fan, wall mounted cabinets, obscure double-glazed window to the side, recessed ceiling spotlights.

OUTSIDE:

FRONT

The property occupies a good-sized plot, approached from the side via a car hardstanding and brick paved garden area leading to the main entrance and the side gate to the garden.

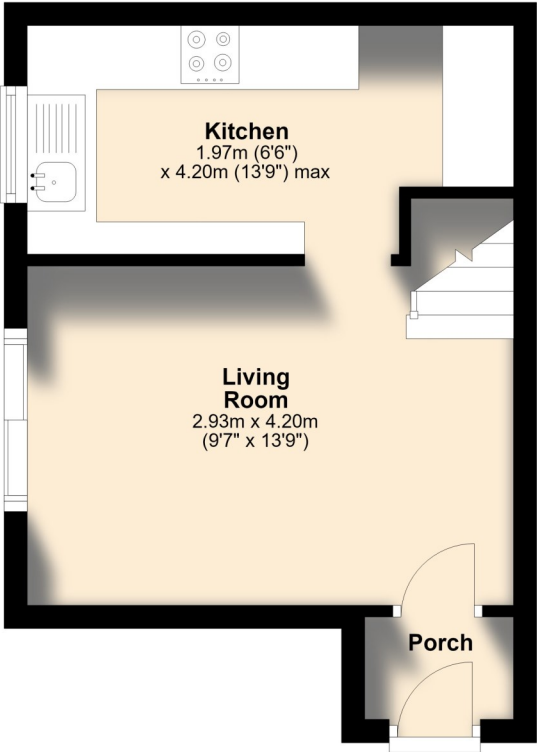
REAR

The rear of the property opens to a good-sized garden measuring **6.68m (21'11') max length x 7.59m (24'11") max**. The garden comprises patio and gravelled areas, enclosed by wall, with a gate giving side access.



Ground Floor

Approx. 22.2 sq. metres (239.1 sq. feet)



First Floor

Approx. 20.9 sq. metres (225.5 sq. feet)

