

Contact us

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Email Us

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Website

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

02/1/26 6052

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



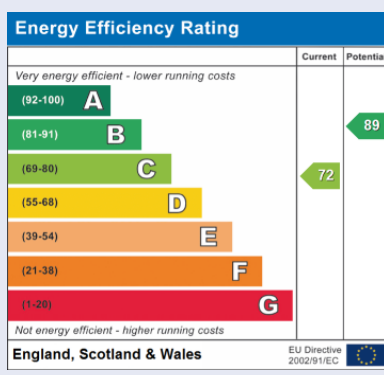
TWO BEDROOMS
LOUNGE/DINING ROOM
NO ONWARD CHAIN
IDEAL FTB
CENTRAL HEATING
ENCLOSED GARDEN
ALLOCATED PARKING

**26 Douglass Road, Manorfields,
Plymouth, PL3 6NP**

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

£165,000

www.plymouthhomes.co.uk



Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Allocated Parking

Outside Space
Enclosed Garden

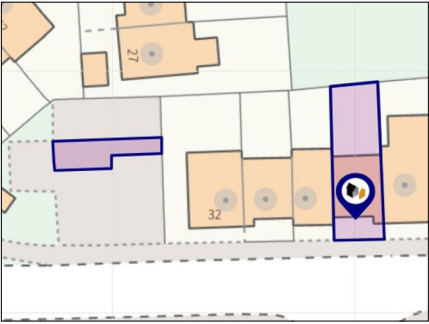
Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £800
Home or Investment
Property: £9,050

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 terraced home is offered for sale with no onward chain and would make the perfect first-time home. Internally the accommodation offers lounge/dining room, kitchen, two bedrooms and bathroom. Further benefits include double glazing, central heating and externally there is an enclosed garden, allocated parking and the property enjoys a rear outlook across playing fields. Plymouth Homes recommend an early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

PORCH

With built in storage cupboard and door into the lounge/dining room.

LOUNGE/DINING ROOM

4.96m (16'3") max x 4.45m (14'7") max

With double glazed window to the rear, living flame effect gas fire set within a feature surround, radiator, stairs rising to the first-floor landing, uPVC glazed patio door opening to the rear garden, door into the kitchen.

KITCHEN

2.68m (8'10") x 2.36m (7'9")

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for washing machine and cooker, wall mounted cooker hood, double glazed window to the front, radiator, coving to ceiling.

FIRST FLOOR

LANDING

With double glazed window to the front, coving to ceiling, access to the loft space, built in cupboard also housing the wall mounted boiler serving the heating system and domestic hot water.

BEDROOM 1

3.72m (12'2") x 2.55m (8'4")

With double glazed window to the rear enjoying the outlook across fields, radiator, coving to ceiling.



BEDROOM 2

2.44m (8') x 2.31m (7'7")

With double glazed window to the rear enjoying the outlook across fields, radiator, dado rail, coving to ceiling.

BATHROOM

2.00m (6'7") x 1.67m (5'6")

Fitted with a three-piece white suite comprising panelled bath with independent electric shower above, shower screen, pedestal wash hand basin, low-level, tiled splashbacks, extractor fan, obscure double-glazed window to the front, coving to ceiling.

OUTSIDE:

FRONT

At the front is a small garden area with steps rising to the covered main entrance and an outside storage cupboard.

REAR

The rear opens to an enclosed garden measuring 6.98m (22'10") in length x 4.77m (15'8") in width, comprising paved patio area and artificial lawn all enclosed by wooden fencing.

PARKING

The property benefits from an allocated parking space located nearby.



Floor Plans...

