

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

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

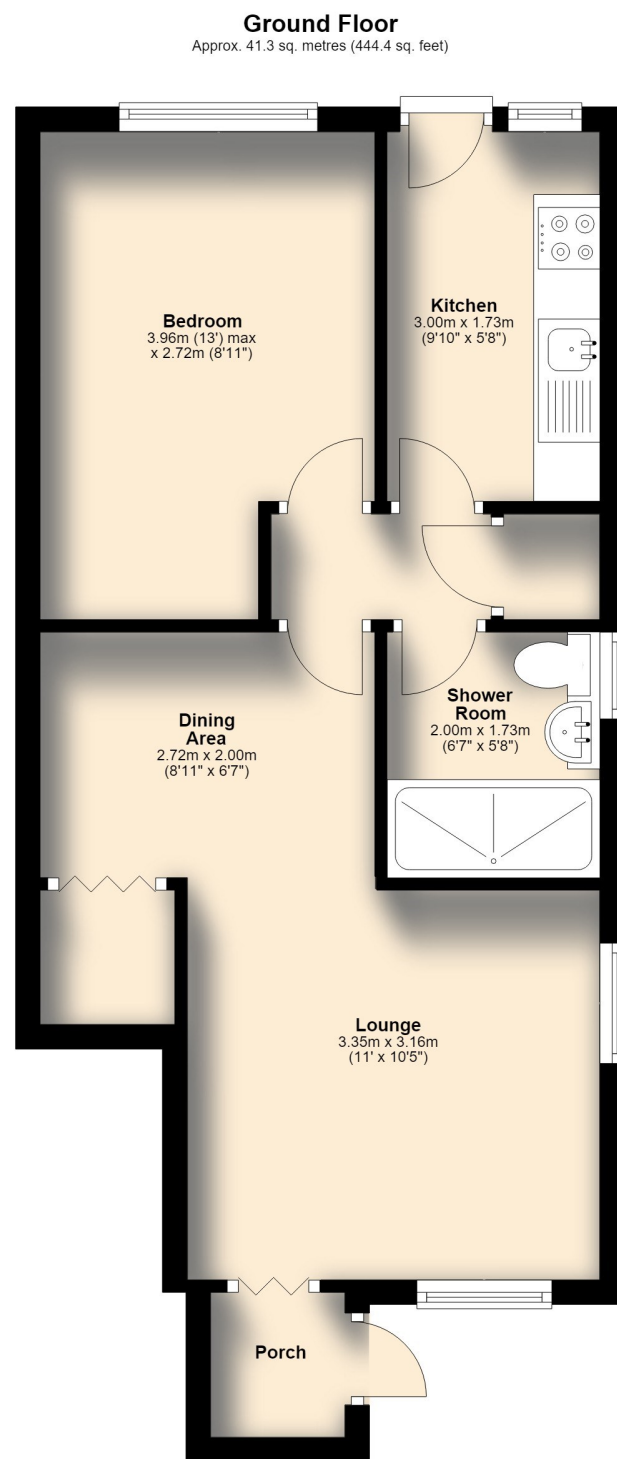
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

19/F/26 5996

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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	76
	62
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	

PLYMOUTH
HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



POPULAR LOCATION
RECENTLY REFURBISHED
GROUND FLOOR FLAT
SECLUDED POSITION
PRIVATE GARDEN
PARKING SPACE
NO ONWARD CHAIN

**38 Buddle Close, Staddiscombe,
Plymouth, PL9 9UX**

We feel you may buy this property because...
'Of the popular location, recently refurbished accommodation and the good sized private garden.'

£155,000

www.plymouthhomes.co.uk

Number of Bedrooms

One Bedroom

Property Construction

Timber Framed Construction

Heating System

Electric Heating

Water Meter

Yes

Parking

Allocated Parking

Outside Space

Private Gardens

Council Tax Band

A

Council Tax Cost 2026/2027

Full Cost: £1,627.90

Single Person: £1,220.93

Stamp Duty Liability

First Time Buyer: Nil

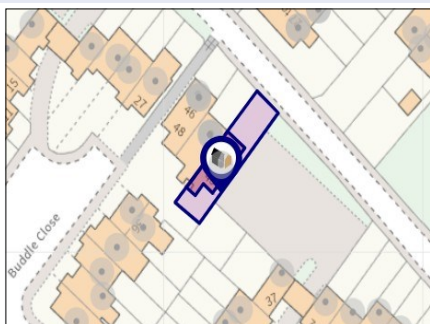
Main Residence: £600

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...

Set within a secluded position within Staddiscombe, this purpose built, ground floor flat has been recently refurbished and boasts a good sized, private garden and its own private entrance. Internally the well-presented accommodation offers open plan lounge and dining area, a double bedroom, recently fitted kitchen and a modern shower room. Further benefits include double glazing, electric heating and externally there is also a private front garden and an allocated parking space located within a nearby parking area. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to fully appreciate this perfect first-time home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

PORCH

1.18m (3'10") x 1.09m (3'7")

With tiled flooring and door into the lounge.

LOUNGE

3.35m (11') x 3.16m (10'5")

With double glazed windows to the front and side, wood effect laminate flooring, open plan into the dining area.

DINING AREA

2.72m (8'11") x 2.00m (6'7")

With wall mounted electric heater, wood effect laminate flooring, built in storage cupboard, door to the inner hallway.

INNER HALLWAY

With built in cupboard housing the electric multipoint hot water heater.

KITCHEN

3.00m (9'10") x 1.73m (5'8")

Refitted with a matching range of modern base and eye level units with worktop space above, sink unit with single drainer and mixer tap, tiled splashbacks, spaces for upright fridge/freezer and washing machine,



fitted electric oven and four ring electric hob with stainless steel cooker hood above, double glazed window to the rear, tiled flooring, uPVC glazed door opening to the private garden.

BEDROOM

3.96m (13') max x 2.72m (8'11")

A double bedroom with double glazed window to the rear, wall mounted electric heater, radiator.

SHOWER ROOM

2.00m (6'7") x 1.73m (5'8")

Fitted with modern three-piece suite comprising, walk in double shower enclosure with fitted electric shower above, vanity wash hand basin with cupboard storage below, low-level WC, electric fan heater, tiled splashback, obscure double-glazed window to the side, tiled flooring.

FRONT

The front is approached via a walkway from the roadside, leading to a private garden area and pathway leading to the main entrance and an outside storage cupboard. To the right side a private pathway leads to the rear of the property.

REAR

The rear opens to a good-sized rear garden measuring **6.88m (22'7") x 5.79m (19')**. The garden comprises patio and a raised garden area, enclosed by fencing with a wooded backdrop.

PARKING

The property benefits from an allocated parking space located within a nearby parking area.

LEASEHOLD

The term of the lease for this property is 999 years from 1980. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is peppercorn. We have also been verbally informed by the seller, at the time of listing the property, that there are no maintenance/service charge payments. This will be verified by the purchasers legal advisor during the conveyancing process.

We recommend that potential purchasers inform their mortgage company and legal advisor of the lease term and ground rent prior to commencing a purchase.

