

## 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](mailto:info@plymouthhomes.co.uk)

Website  
[www.plymouthhomes.co.uk](http://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 5998

## 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.

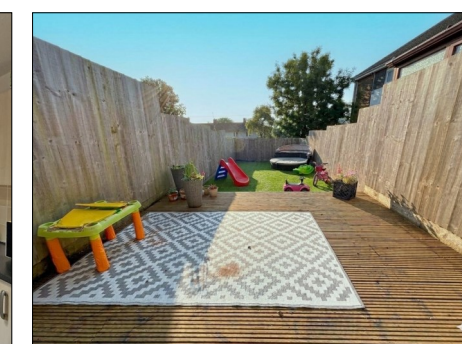
### Need an EPC?

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



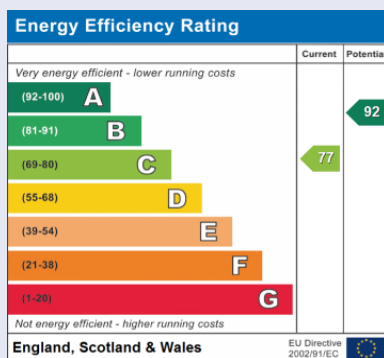
BEAUTIFULLY PRESENTED  
SECLUDED POSITION  
TWO BEDROOMS  
LOVELY LIVING ROOM  
ENCLOSED REAR GARDEN  
CAR HARDSTANDING  
CENTRAL HEATING

28 Kirkstall Close, Ham,  
Plymouth, PL2 2SD+

We feel you may buy this property because...  
'Of the beautiful presentation and secluded position.'

**£185,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)



## Number of Bedrooms

Two Bedrooms

## Property Construction

Timber Frame Walls

## Heating System

Gas Central Heating

## Water Meter

No

## Parking

Car Hardstanding

## 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

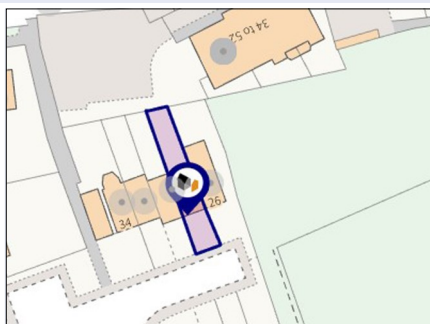
Main Residence: £1,200

Home or Investment

Property: £10,450

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 beautifully presented home is set within a tucked away cul-de-sac and would make the perfect first-time home. Internally the property offers entrance hall, kitchen, living room, two double bedrooms and bathroom. Further benefits include double glazing, central heating and externally there is a front car hardstanding and an enclosed garden to the rear. Plymouth Homes advise an early viewing to fully appreciate this lovely home.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

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

#### ENTRANCE HALL

With radiator, dado rail, stairs rising to the first-floor landing with an under-stairs storage cupboard.

#### KITCHEN

**3.56m (11'8") x 1.81m (5'11")**

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, under-unit lighting, spaces for fridge/freezer, washing machine and cooker, stainless steel cooker hood, double glazed window to the front, wood effect laminate flooring.

#### LIVING ROOM

**4.02m (13'2") x 3.69m (12'1")**

A lovely reception room with double glazed window to the rear, radiator, dado rail, uPVC glazed door opening to the rear garden.

### FIRST FLOOR

#### LANDING

With radiator, dado rail, access to the loft space with retracting loft ladder.

#### BEDROOM 1

**3.69m (12'1") max x 2.81m (9'3")**

A double bedroom with two double glazed windows to the front, radiator, built storage cupboard and recess.



#### BEDROOM 2

**3.69m (12'1") x 2.78m (9'1")**

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

#### BATHROOM

**1.88m (6'2") x 1.70m (5'7")**

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, vanity wash hand basin with cupboard storage below, low-level WC, tiled surround, extractor fan, radiator.

### OUTSIDE:

#### FRONT

The front of the property is approached via a car hardstanding, leading to gravelled garden areas and the covered main entrance.

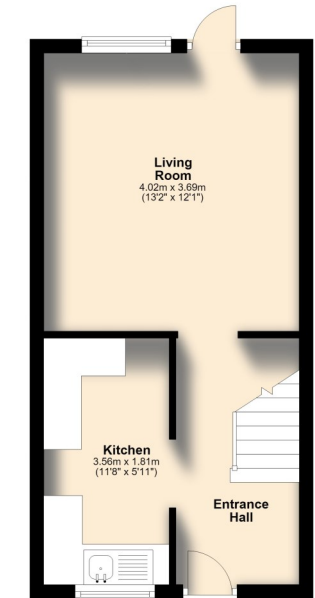
#### REAR

The rear of the property opens to a good-sized garden measuring **11.91m (39'1") in length x 3.73m (12'3") in width**. A decked seating area adjoins the property and leads to an area artificial lawn and a lower gravelled section, all enclosed by wooden fencing.



### Ground Floor

Approx. 28.3 sq. metres (304.9 sq. feet)



### First Floor

Approx. 28.3 sq. metres (304.9 sq. feet)

