

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

01/G/26 6006

Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS



3 Wyoming Close, Little America, Plymouth, PL3 6SU

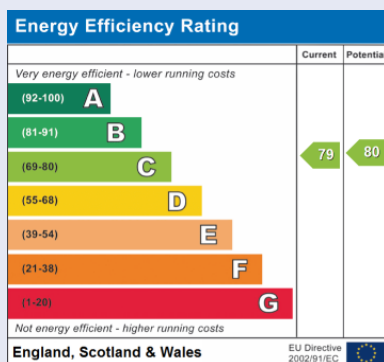
PURPOSE BUILT
NO ONWARD CHAIN
2 DOUBLE BEDROOMS
LARGE LIVING ROOM
PRIVATE ENTRANCE
CENTRAL HEATING
DOUBLE GLAZING

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

£130,000

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.



www.plymouthhomes.co.uk

Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Car Park For Residents and
On Street Parking

Outside Space
Communal 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: £100
Home or Investment
Property: £6,600

Please be aware that there is
a 2% surcharge (of the
purchase price) on the above
rates for non-UK residents.

Introducing...

This particularly large, purpose built flat is in a secluded position backing onto woodland. The property has its own private entrance which opens to accommodation comprising entrance hallway and landing, spacious living room, kitchen/dining room, two large double bedrooms, bathroom and separate wc. Further benefits include double glazing, central heating and a good amount of built in storage. Being offered to the market with no onward chain, Plymouth Homes advise an early viewing without delay.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With stairs rising to the first-floor landing, radiator.

FIRST FLOOR

LANDING

With three built in storage cupboards, two radiators, recessed ceiling spotlights, access to the loft space.

LIVING ROOM

5.26m (17’3”) x 3.45m (11’4”)

A good-sized reception space with dual aspect double glazed windows with views towards woodland, radiator.

KITCHEN/DINING ROOM

4.47m (14'8") x 2.55m (8'4")

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, under-unit lighting, wall mounted boiler serving the heating system and domestic hot water, spaces for washing machine and cooker, double glazed window to the rear, radiator.

BEDROOM 1

4.27m (14') x 3.00m (9'10")

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



BEDROOM 2

3.56m (11’8”) max x 3.18m (10’5”)

A second double bedroom with double glazed window to the side, radiator, wood effect laminate flooring.

BATHROOM

1.69m (5'6") x 1.68m (5'6")

Fitted with a two-piece suite comprising panelled bath with independent electric shower above, vanity wash hand basin with cupboard storage below, tiled splashbacks.

WC

1.46m (4'9") x 1.04m (3'5")

Fitted with a low-level WC and extractor fan.

OUTSIDE:

From the front a shared pathway and steps from the roadside rise to a covered area with private door opening into the property. Surrounding the building there are communal garden areas.

PARKING

Behind the building is a residents parking area with non-allocated spaces.

LEASEHOLD

The term of the lease for this property is 125 years from 1981. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £10 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £1,060.99 per annum. This will be verified by the purchasers legal advisor during the conveyancing process.

Please note that the seller of this property is in the process of extending the lease, at their own cost, to 170 years.

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

