

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

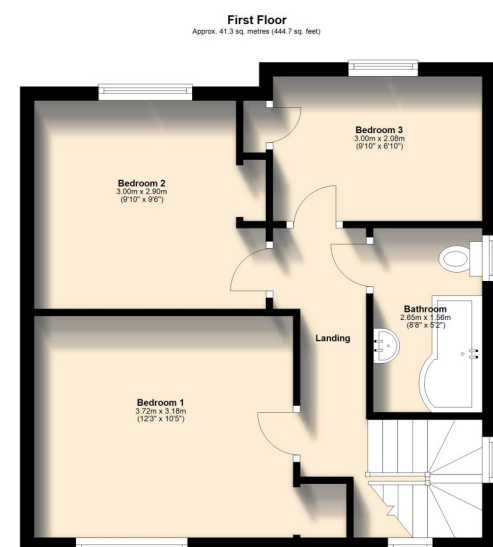
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

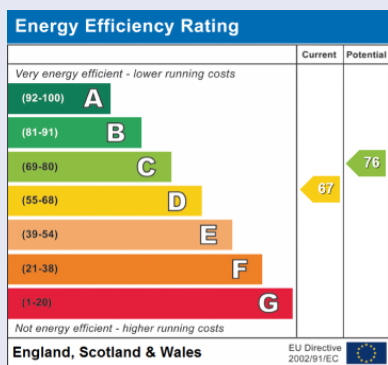
Our Property Reference:

01/E/26 5947



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



5 Thames Gardens, Efford, Plymouth, PL3 6HD

- SEMI DETACHED HOUSE**
- LEAN-TO CONSERVATORY**
- THREE BEDROOMS**
- DRIVEWAY**
- SOUTH FACING GARDEN**
- DOUBLE GLAZING**
- NO ONWARD CHAIN**

We feel you may buy this property because...
 'Of the south facing garden, off road parking and good size accommodation on offer.'

£215,000

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

No

Parking

Off Road Parking

Outside Space

South Facing Garden

Council Tax Band

B

Council Tax Cost 2026/2027

Full Cost: £1,899.22

Single Person: £1,424.42

Stamp Duty Liability

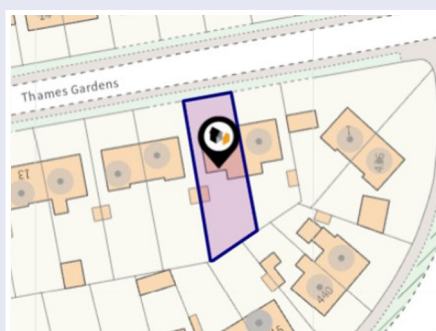
First Time Buyer: Nil

Main Residence: £1,800

Home or Investment

Property: £12,550

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...**

Plymouth Homes are delighted to present to the market this semi detached house which will require a degree of modernisation but has plenty of potential to be a lovely family home. Internally, the accommodation comprises entrance hall, lounge, lean-to conservatory and kitchen/dining room. Stairs rise to the first floor where there are three bedrooms and family bathroom. Externally there is a private driveway and a good sized south facing garden. Further benefits include gas central heating and double glazing. Being offered to the market with no onward chain, an internal inspection can be highly recommended.

The Accommodation Comprises...**GROUND FLOOR****ENTRANCE**

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

ENTRANCE HALL

With radiator, double glazed window to the front, stairs rising to the first floor landing.

LIVING ROOM

6.28m (20'7") x 3.33m (10'11") max

A good sized reception room with double glazed window to the front, radiator, coving to ceiling, sliding door providing access to the lean-to conservatory.

LEAN-TO CONSERVATORY

2.54m (8'4") x 2.51m (8'3")

A fully single glazed lean-to conservatory with door to the rear garden.

KITCHEN/DINING ROOM

4.83m (15'10") x 3.00m (9'10")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, plumbing for dishwasher, built-in cooker, built-in four ring hob, double glazed windows to the rear and the side, door to the side, storage cupboard housing the wall mounted boiler serving the heating system and domestic hot water.

**FIRST FLOOR****LANDING****BEDROOM 1**

3.72m (12'3") x 3.18m (10'5")

A good size double bedroom with double glazed window to the front, radiator, storage recess.

BEDROOM 2

3.00m (9'10") x 2.90m (9'6")

A further double bedroom with double glazed window to the rear, radiator, storage recess.

BEDROOM 3

3.00m (9'10") x 2.08m (6'10")

A single bedroom with double glazed window to the rear, radiator, storage cupboard.

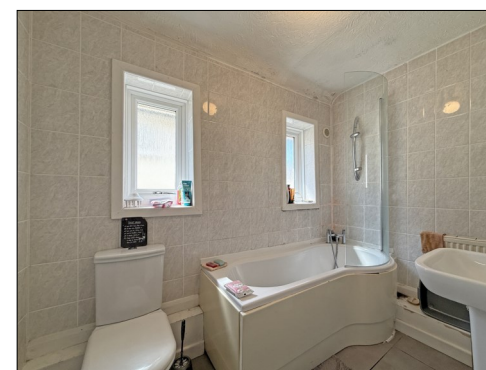
BATHROOM

2.65m (8'8") x 1.56m (5'2")

Fitted with a three piece suite comprising panelled bath with shower above, pedestal wash hand basin, low-level WC, radiator, tiled walls, obscure double-glazed window to the side.

OUTSIDE:**FRONT**

The front of the property is approached via a private driveway offering parking for one vehicle and pathway providing access to the front door.

**REAR**

The rear of the property opens to an enclosed south facing garden measuring approximately **7.01m (23'02)** in width x **13.10m (43'05)** in length. The garden is mainly laid to lawn but also includes a patio seating area and storage shed.