

## 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:  
05/F/26 5978

## 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



THREE BEDROOMS  
GOOD SIZE PLOT  
FRONT AND REAR GARDENS  
DOUBLE GLAZING  
CENTRAL HEATING (WHERE  
STATED)  
MODERN SHOWER ROOM  
VIEWING RECOMMENDED

**33 Shakespeare Road, Honicknowle,  
Plymouth, PL5 3JS**

*We feel you may buy this property because...*  
'This comfortable family home has a modern kitchen and bathroom and good size gardens to the front and rear.'

**£190,000**

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

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

## Number of Bedrooms

Three Bedrooms

## Property Construction

Steel Frame Construction

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

On Street Parking

## Outside Space

Enclosed Garden

## 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: £1,300

Home or Investment

Property: £10,800

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 semi detached family home is positioned on a good size plot with a 25'08 garden to the rear. The accommodation comprises: large lounge with bar area, modern kitchen/dining area, rear lobby, three bedrooms and a shower room. Externally, the property has gardens to the front and rear. With double glazing and gas central heating (where stated), Plymouth Homes recommend this family home.

## The Accommodation Comprises...

### GROUND FLOOR

Entrance door opening to:

#### LOUNGE

**6.47m (21'3") x 3.68m (12'1")**

Double glazed window to the front, radiator, stairs to the first floor landing with an under-stairs storage cupboard, bar area, double doors opening to:

#### KITCHEN/DINING ROOM

**6.47m (21'3") x 2.59m (8'6")**

Fitted with a matching range of modern base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and tumble dryer, gas point for a range style cooker with a cooker hood above, two double glazed windows to the rear, ceramic tiled flooring, tiled splashbacks, space for dining table, door to:

#### LOBBY

Double glazed window and door to the side, door to:

#### BOILER CUPBOARD

Housing the wall mounted gas combination boiler serving the heating system and domestic hot water.

### FIRST FLOOR

#### LANDING

Double glazed window to the side, radiator, access to the loft.



#### BEDROOM 1

**4.13m (13'6") x 2.49m (8'2")**

Double glazed window to the rear, built-in double wardrobe with full-length mirrored sliding doors.

#### BEDROOM 2

**3.73m (12'3") x 3.15m (10'4")**

Double glazed window to the front, wooden laminate floor.

#### BEDROOM 3

**2.72m (8'11") x 2.60m (8'6") max**

Double glazed window to the front, over-stairs storage cupboard.

#### SHOWER ROOM

Suite comprising a quadrant shower cubicle with two shower heads, vanity wash hand basin, low-level WC, heated towel rail, double glazed window to the rear.

#### OUTSIDE:

##### FRONT

The front of the property is accessed via a series of steps descending to the front of the property.

##### REAR

**9.75m (32'03") x 7.62m (25'08")**

The rear opens to a good sized garden which comprises two decking areas, a patio seating area and an area of gravel enclosed by fencing and backing onto established trees.

##### STORE

Window to the side and a door.



## Floor Plans...

