

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:

15/G/26 6020

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?

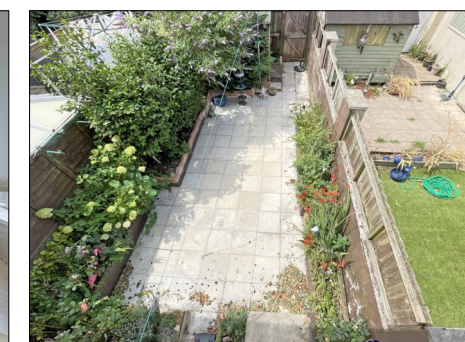
We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. Please contact us on (01752) 514500 to book your appointment.

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



POPULAR POSITION
TWO BEDROOMS
LIVING ROOM
FITTED KITCHEN
WEST FACING GARDEN
GARAGE
NO ONWARD CHAIN

**105 Rigdale Close, Eggbuckland,
Plymouth, PL6 5PR**

We feel you may buy this property because...
'Of the popular location and proximity to good schooling.'

£185,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage and On Street Parking

Outside Space
West 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: £1,200
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...

Plymouth Homes are delighted to present to the market this mid terraced house, which is located in a popular position and close to an array of local amenities and school. Internally the accommodation offers living room/dining room, kitchen, two double bedrooms and wet room. Further benefits include double glazing and central heating. Externally there is a west facing rear garden and a single garage located nearby. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to appreciate the accommodation and location on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a part glazed entrance door opening into the living room/dining room.

LIVING ROOM/DINING ROOM

3.89m (12'9") x 2.00m (6'7")

A good-sized reception space with double glazed window to the front, radiator, stairs rising to the first-floor landing, door into the kitchen.

KITCHEN

3.89m (12'9") x 2.77m (9'1")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, wall mounted boiler serving the heating system and domestic hot water, space for fridge/freezer, fitted electric oven and four ring gas hob, double glazed window to the rear, built in storage cupboard.

FIRST FLOOR

LANDING

With access to the loft space, built in storage cupboard.

BEDROOM 1

3.89m (12'9") x 2.77m (9'1")

A good-sized double bedroom with two double glazed windows to the rear, built in storage cupboard, radiator.



BEDROOM 2

3.89m (12'9") x 2.41m (7'11")

A second double bedroom with two double glazed windows to the front, coving to ceiling, radiator.

WET ROOM

2.00m (6'7") x 1.63m (5'4")

Fitted with a three piece suite with shower area with fitted electric shower, pedestal wash hand basin, low-level WC, tiled splashbacks.

OUTSIDE:

FRONT

The front of the property is approached via a walkway from the roadside leading to a private garden area with pathway to the covered main entrance.

REAR

The rear opens to a west facing garden measuring approximately **3.96m (13'09") x 8.83m (29'11")**. The garden comprises a patio seating area and timber garden shed and gate giving rear access.

GARAGE

A single garage, located within a nearby block.

