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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

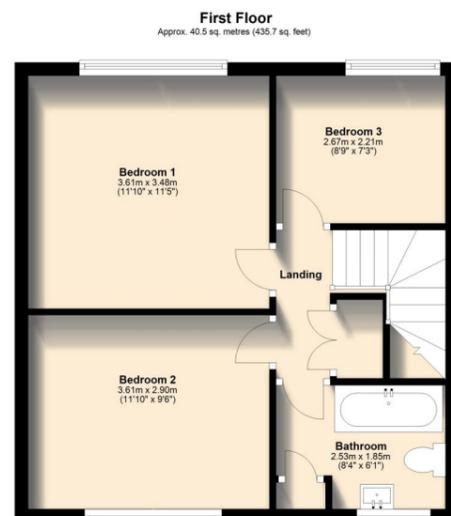
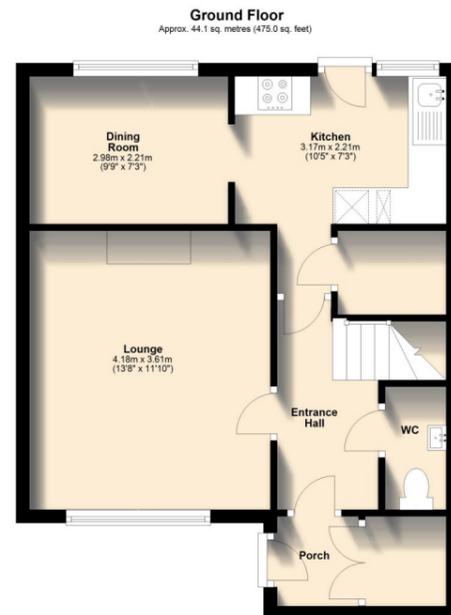
(Central Plymouth Office Only)

Our Property Reference:

18/H/25 5772



Floor Plans...



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
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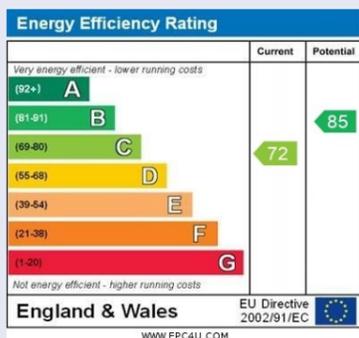
**33 Humber Close, Deer Park,
Plymouth, PL3 6SL**

**CUL-DE-SAC POSITION
WELL PRESENTED
THREE BEDROOMS
TWO RECEPTIONS
DOWNSTAIRS WC
BACKING ONTO WOODLAND
SOUTH FACING GARDEN**

We feel you may buy this property because...
'Of the spacious, well-presented accommodation and secluded cul-de-sac position.'

£230,000

www.plymouthhomes.co.uk



Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

Rear Garden

Council Tax Band

B

Council Tax Cost 2025/2026

Full Cost: £1,808.67

Single Person: £1,356.50

Stamp Duty Liability

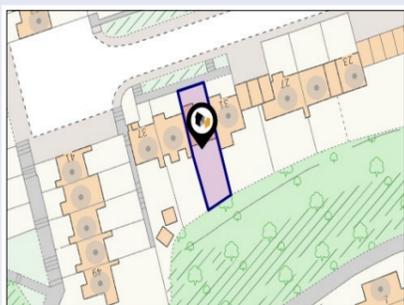
First Time Buyer: Nil

Main Residence: £2,100

Home or Investment

Property: £13,600

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...**

Situated within a cul-de-sac, this well presented and spacious home would make the ideal first time or family home. Internally the accommodation offers lounge, dining room, kitchen, three good sized bedrooms, bathroom and a downstairs wc. Further benefits include double glazing, gas central heating and externally there are gardens to the front and rear and the property backs onto woodland behind. Plymouth Homes advise and early viewing to appreciate the space and presentation on offer.

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

A uPVC part glazed entrance door opens into the porch.

PORCH

With built in storage cupboard and uPVC half glazed door opening into the entrance hall.

ENTRANCE HALL

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

DOWNSTAIRS WC

Fitted with a two-piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC, extractor fan.

LOUNGE

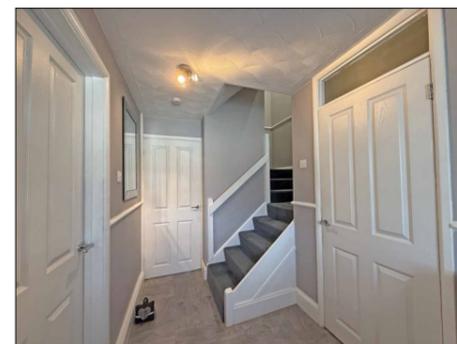
4.18m (13'8") x 3.61m (11'10")

With double glazed window to the front, coal effect electric fire set within a feature surround, radiator, coving to ceiling.

KITCHEN

3.17m (10'5") x 2.21m (7'3")

Fitted with a matching range of base and eye level units with worktop space above, sink unit with single drainer and mixer tap, tiled splashbacks, fitted eye level electric double oven and four ring electric hob with stainless steel cooker hood above, wine cooler, double glazed window to the rear, dado rail, two built in storage cupboards, open plan into the dining room.

**DINING ROOM**

2.98m (9'9") x 2.21m (7'3")

With double glazed window to the rear, radiator, dado rail, coving to ceiling.

FIRST FLOOR**LANDING**

With dado rail, access to the loft space with retracting ladder, built in storage cupboard.

BEDROOM 1

3.61m (11'10") x 3.48m (11'5")

A good-sized double bedroom with double glazed window to the rear, radiator, wood effect laminate flooring, coving to ceiling.

BEDROOM 2

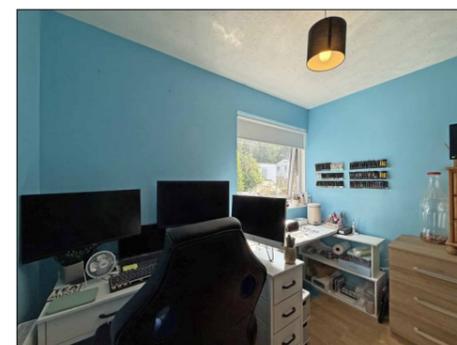
3.61m (11'10") x 2.90m (9'6")

A second double bedroom with double glazed window to the front, coving to ceiling.

BEDROOM 3

2.67m (8'9") x 2.21m (7'3")

A good sized third bedroom with double glazed window to the rear, radiator, wood effect laminate flooring.

**BATHROOM**

2.53m (8'4") x 1.85m (6'1")

Fitted with a three-piece suite comprising panelled bath with shower over and separate hand shower attachment, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, tiled surround, wall mounted mirrored cabinet, obscure double glazed window to the front, cupboard housing the wall mounted boiler serving the heating system and domestic hot water, recessed ceiling spotlights.

OUTSIDE:**FRONT**

From the front, a shared pathway from the roadside leads to a private pathway and gravelled garden, with flower borders, leading to the main entrance.

REAR

The rear, tiered garden measures **9.06m (21'3") at widest x 11.20m (36'9") at longest** and backs onto woodland. A lower paved seating area rises to a gravelled garden area with raised flower border, all enclosed by fencing.