

## Contact us

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

## Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

10/F/26 5987



## 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  
**HOMES** ESTATE AGENTS



**57 Northampton Close, Whitleigh,  
Plymouth, PL5 4JT**

POPULAR LOCATION  
TWO DOUBLE BEDROOMS  
TWO RECEPTIONS  
SOUTH FACING GARDEN  
GAS CENTRAL HEATING  
UTILITY AREA  
NO ONWARD CHAIN

*We feel you may buy this property because...*  
'Of the spacious accommodation on offer and the south facing rear garden.'

**£175,000**

[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		
	74	80

EU Directive 2002/91/EC  
England, Scotland & Wales

## Number of Bedrooms

Two Double Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Gas Central Heating

## Water Meter

TBC

## Parking

On Street 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

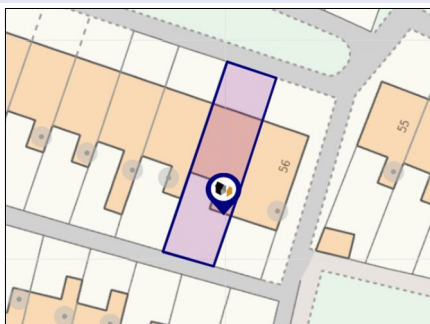
Main Residence: £1,000

Home or Investment

Property: £9,750

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 spacious home is offered for sale with no onward chain and would make the perfect first-time home. Internally the property requires a degree of modernisation and comprises: porch, entrance hall, spacious lounge, separate dining room, kitchen, utility, two good sized double bedrooms, shower room and separate wc. Further benefits include central heating, majority double glazing and externally there is a south facing rear garden. Plymouth Homes advise an early viewing to avoid disappointment.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

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

#### PORCH

**1.84m (6') x 1.00m (3'3")**

With uPVC windows to the front and side, uPVC glazed door opening into the entrance hall.

#### ENTRANCE HALL

With radiator and doors into the lounge and dining room.

#### LOUNGE

**4.07m (13'4") x 3.24m (10'8")**

A good-sized reception space with double glazed window to the front, two radiators, coving to ceiling, decorative stone fireplace with extended plinths to either side, built in storage cupboard.

#### DINING ROOM

**4.02m (13'2") x 2.88m (9'5")**

Another good-sized reception space with double glazed window to the rear, two radiators, stairs rising to the first-floor landing with an under-stairs recess, door to the utility, open plan archway into the kitchen.

#### KITCHEN

**2.92m (9'7") x 2.19m (7'2")**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge, washing machine and cooker, double glazed window to the rear, wooden flooring, coving to ceiling, built in storage cupboard.



#### UTILITY

**3.02m (9'11") x 1.60m (5'3")**

Fitted with a base unit with worktop space above, wall mounted boiler serving the heating system and domestic hot water, space for upright freezer, window to the side, radiator, uPVC glazed door opening to the rear garden.

#### FIRST FLOOR

#### LANDING

With radiator, access to the loft space with retracting loft ladder, built in storage cupboard, doors to all rooms.

#### BEDROOM 1

**5.17m (16'11") x 3.24m (10'8")**

A lovely sized double bedroom with two double glazed windows to the front, radiator, built in storage cupboard.

#### BEDROOM 2

**3.09m (10'2") x 2.75m (9')**

A second double bedroom with double glazed window to the rear, radiator.

#### SHOWER ROOM

**1.64m (5'5") x 1.45m (4'9")**

Fitted with a two-piece suite comprising shower cubicle with fitted electric shower above, pedestal wash hand basin, tiled splashback, obscure double-glazed window to the rear, radiator.



#### WC

**1.64m (5'5") x 0.77m (2'6")**

With obscure double-glazed window to the rear and fitted with a low-level WC.

#### OUTSIDE:

#### FRONT

The front of the property is approached via a sloped walkway from the roadside, leading to a private lawned garden with pathway to the entrance porch.

#### REAR

The rear opens to a south facing rear garden measuring **8.81m (28'11") in length x 5.04m (16'6") in width**. The garden comprises patio and lawned areas with established flower borders, enclosed by walls, with a gate giving rear access.