

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

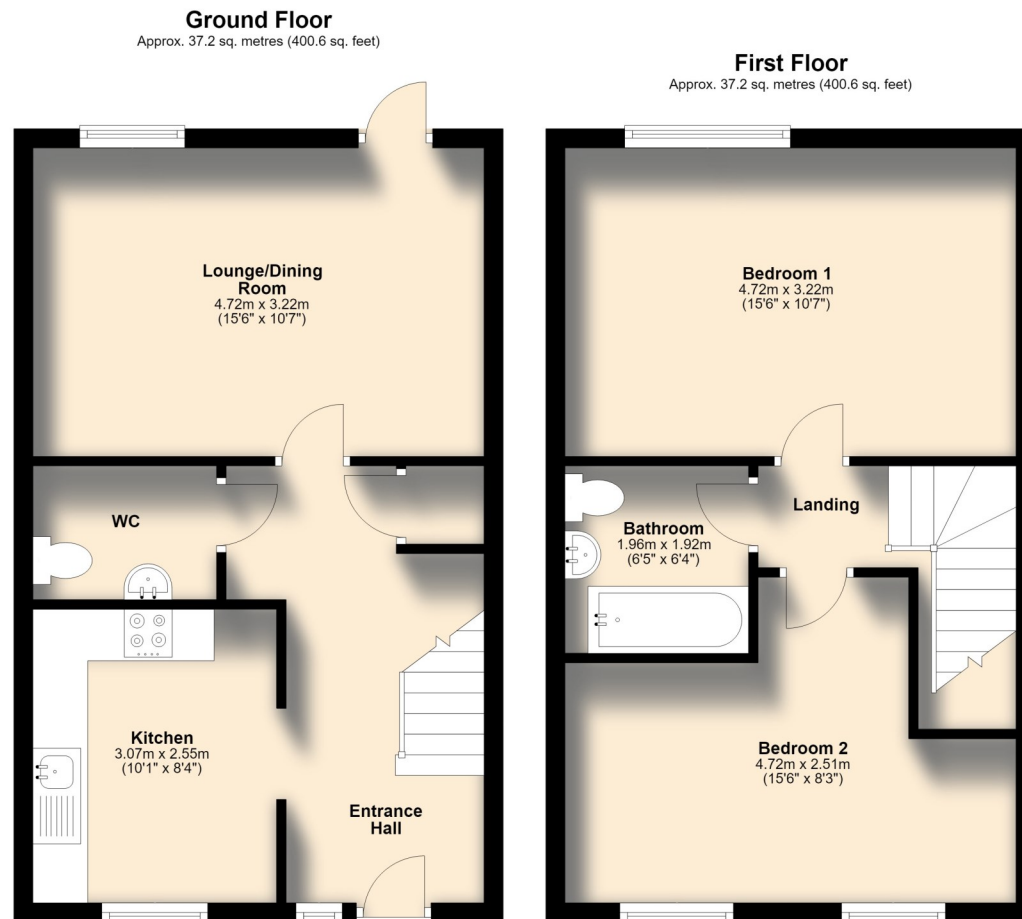
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

07/H/26 6034

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



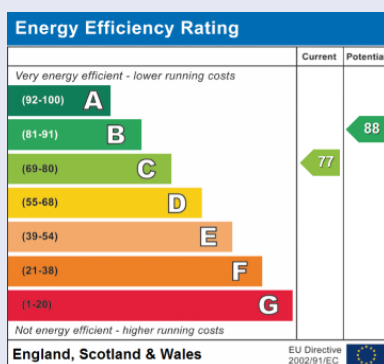
POPULAR LOCATION
TWO DOUBLE BEDROOMS
LOUNGE/DINING ROOM
DOWNSTAIRS WC
ENCLOSED GARDEN
ALLOCATED PARKING
NO ONWARD CHAIN

**5 Polperro Place, Cherry Tree,
Plymouth, PL2 3EG**

We feel you may buy this property because...
'Of the popular residential location and deceptively spacious accommodation.'

£200,000

www.plymouthhomes.co.uk



Number of Bedrooms
Two Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Allocated Parking

Outside Space
Rear 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: £1,500
Home or Investment
Property: £11,500

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 deceptively spacious home is located within the popular ‘Cherry Tree’ development in Pennycross, close to nearby transport links, and is offered for sale with no onward chain. Internally the accommodation offers entrance hall, lounge/dining room, kitchen, downstairs wc, two good sized double bedrooms and bathroom. Further benefits include double glazing, central heating and externally there is an allocated parking space directly in front of the house and a good sized, enclosed garden to the rear. Plymouth Homes recommend an early viewing of this well-presented home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a composite front door, with double glazed side window, opening into the entrance hall.

ENTRANCE HALL

With radiator, tiled flooring, stairs rising to the first-floor landing with two under-stairs storage cupboards.

KITCHEN

3.07m (10'1") x 2.55m (8'4")

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, spaces for upright fridge/freezer and washing machine, fitted electric oven and four ring electric hob with stainless steel splashback and cooker hood above, double glazed window to the front, radiator, tiled flooring.

DOWNSTAIRS WC

1.92m (6'4") x 1.40m (4'7")

Fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, extractor fan, tiled splashbacks, radiator.

LOUNGE/DINING ROOM

4.72m (15'6”) x 3.22m (10'7”)

With double glazed window to the rear, radiator, wood effect laminate flooring, part glazed door opening to the rear garden.



FIRST FLOOR

LANDING

2.00m (6'7") x 1.02m (3'4")

With access to the loft space.

BEDROOM 1

4.72m (15'6") x 3.22m (10'7")

A good-sized double bedroom with double glazed window to the rear, radiator.

BEDROOM 2

4.72m (15'6") x 2.51m (8'3")

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

BATHROOM

1.96m (6'5") x 1.92m (6'4")

Fitted with a three-piece white suite comprising panelled bath with independent electric shower above, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, wall mounted mirrored cabinet, radiator, wood effect laminate flooring.

OUTSIDE:

FRONT

At the front of the property is a brick paved parking space with hedged side border. A shared pathway then leads to the covered, private entrance.



REAR

The rear opens to an enclosed and level garden measuring **4.86m (15’11”) in width x 9.81m (32’2”) in length**. The garden comprises decked seating area and lawned garden, with paved pathway accessing a timber garden shed and a gate giving rear access.

ESTATE CHARGE

We’re informed there’s an estate charge of £115.50 per annum.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.