

Contact us

Central Plymouth Office
22 Mannam 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:
05/K/25 5826

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



**122 Clittaford Road, Southway,
Plymouth, PL6 6DP**

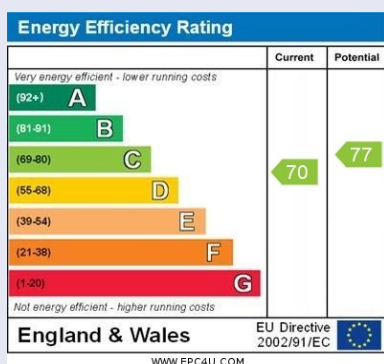
**NO ONWARD CHAIN
SOME MODERNISATION
REQUIRED
MODERN FITTED KITCHEN
TWO BEDROOMS
SEPARATE DINING ROOM
SOUTH FACING GARDEN**

We feel you may buy this property because...

'Of the potential to make this a lovely family home and its enclosed charming, south facing garden.'

£180,000

www.plymouthhomes.co.uk



Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking

Outside Space
South Facing Garden

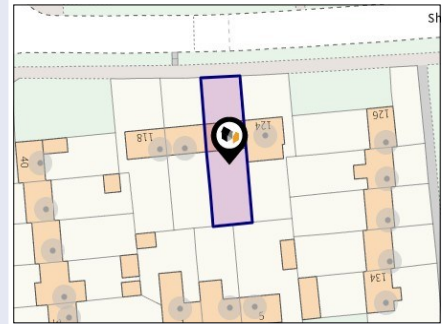
Council Tax Band
A

Council Tax Cost 2025/2026
Full Cost: £1,550.28
Single Person: £1,162.71

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,100
Home or Investment
Property: £10,100

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...

Available to the market for the first time since it was built, Plymouth Homes are delighted to present to the market this mid terraced house. Requiring some modernisation throughout, there is lots of potential to make this a lovely family home. Internally the accommodation comprises living room, separate dining room, modern fitted kitchen, two bedrooms and a shower room. Further benefits include an enclosed south facing garden, double glazing and gas central heating. Being offered to the market with no onward chain, Plymouth Homes strongly recommend an internal inspection to appreciate the accommodation and location on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via an obscure glazed front door with obscure glazed window to the side.

ENTRANCE HALL

With radiator, stairs rising to the first floor landing.

LIVING ROOM

5.39m (17'8") max x 3.20m (10'6")

A good sized reception room with uPVC double glazed bay window to the rear and double-glazed window to the front, wall mounted gas fire, radiator, two wall mounted lights.

DINING ROOM

3.54m (11'7") x 2.42m (7'11")

With double glazed window to the rear, radiator, understairs storage cupboard, doors leading into the kitchen.

KITCHEN

4.82m (15'10") x 1.44m (4'9")

A modern fitted kitchen fitted with a matching range of base and eye level units, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, eye level oven, built-in four ring hob, built-in microwave, double glazed window to the front, recessed ceiling spotlights, doors providing access to front and rear garden.



FIRST FLOOR

LANDING

With double glazed window to the rear, access to the loft space.

BEDROOM 1

4.82m (15'10") x 3.20m (10'6")

A double bedroom with double glazed windows to the front and rear, radiator.

BEDROOM 2

3.24m (10'8") x 3.00m (9'10")

A second double bedroom with double glazed window to the front, radiator, built in storage cupboard housing the wall mounted boiler serving the heating and domestic hot water.

SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle with electric shower, vanity wash hand basin, heated towel rail, low-level WC, panelled walls, obscure double glazed window to the rear.

OUTSIDE

FRONT

The front of the property is accessed by steps leading to a private front garden with path way to front door and lawned gardens on either side.

REAR

The rear opens to an enclosed south facing garden measuring approximately 7.62m (25'03") in width x 13.41m (44'03") in length with a patio seating area and garden area which is laid to lawn.



Floor Plans...

