

Contact us

Central Plymouth Office

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Mutley Plain

Plymouth

PL4 7AA

(01752) 514500

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Crownhill

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PL6 5AQ

(01752) 772846

Email Us

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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/H/26 6032

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.

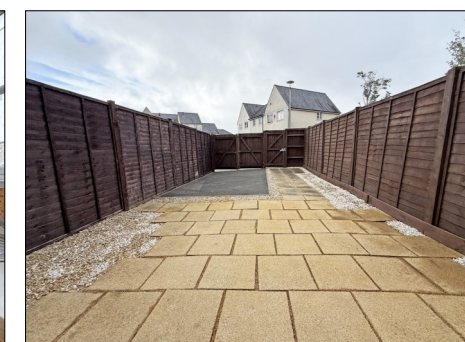
Further Information...

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

Draft Details – Not Approved & Subject To Change



CENTRALLY LOCATED
TWO BEDROOMS
LOUNGE/DINING ROOM
DOWNSTAIRS WC
ENCLOSED GARDEN
TWO PARKING SPACES
NO ONWARD CHAIN

**34 Longfield Place, Greenbank,
Plymouth, PL4 7QT**

We feel you may buy this property because...
'Of the deceptively spacious accommodation, two parking spaces and the central location.'

£210,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C		75
(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 Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Two Parking Spaces

Outside Space
Enclosed Garden

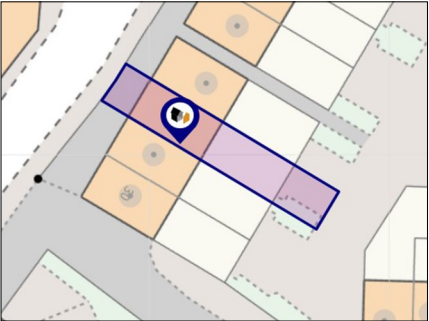
Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,700
Home or Investment
Property: £12,200

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...

Located within a central location, this deceptive terraced home is offered for sale with no onward chain. Internally the accommodation offers entrance hall, kitchen, lounge/dining room, downstairs wc, two double bedrooms and a modern bathroom suite. Further benefits include double glazing, central heating and externally there is an enclosed garden and two parking spaces. Plymouth Homes advise an early viewing to appreciate this perfect first-time home or investment property.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE
Entry is via a part glazed entrance door opening into the entrance hall.

ENTRANCE HALL
With radiator, wood effect laminate flooring, stairs rising to the first-floor landing.

DOWNSTAIRS WC
With obscure double-glazed window to the front and fitted with a two piece suite comprising wall mounted vanity wash hand basin, low-level WC, tiled splashbacks, radiator, wood effect laminate flooring.

KITCHEN
2.64m (8'8") x 2.14m (7')
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, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge/freezer, slimline dishwasher and washing machine, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed window to the front, wood effect laminate flooring.

LOUNGE/DINING ROOM
4.93m (16'2") x 4.14m (13'7")
With double glazed window to the rear, understairs storage cupboard, radiator, double glazed patio door opening to the rear garden.



FIRST FLOOR

LANDING
With access to the loft space.

BEDROOM 1
4.32m (14'2") x 2.93m (9'7")
With two double glazed windows to the rear, built in storage cupboard, two radiators.

BEDROOM 2
4.17m (13'8") x 2.56m (8'5")
With two double glazed windows to the front, two radiators, built in storage cupboard.

BATHROOM
2.16m (7'1") x 1.89m (6'3")
Fitted with a three-piece suite comprising panelled bath with separate shower above, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, shaver point, radiator, tiled flooring.

OUTSIDE:

FRONT
The property is approached via a shared walkway from the roadside leading to the covered main entrance.

REAR
The rear opens to a garden measuring **4.44m (14'7") x 8.47m (27'8")** and comprising paved seating area and car hardstanding, enclosed by wooden fencing, with pedestrian and wooden double vehicle gates opening to the rear. Beyond the vehicle gates is a second parking space.



Floor Plans...

