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Opening Hours

Monday - Friday

9.15am—5.30pm

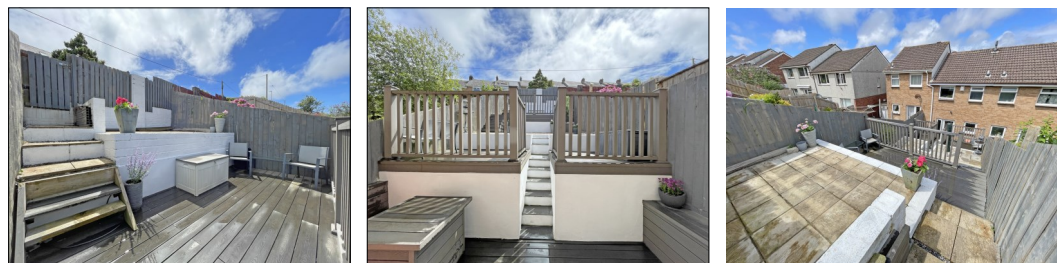
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

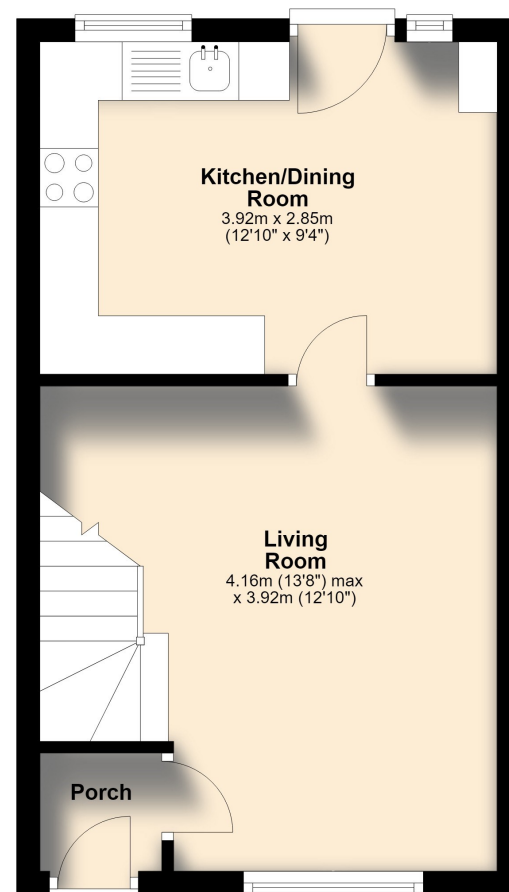
01/G/26 6009



Floor Plans...

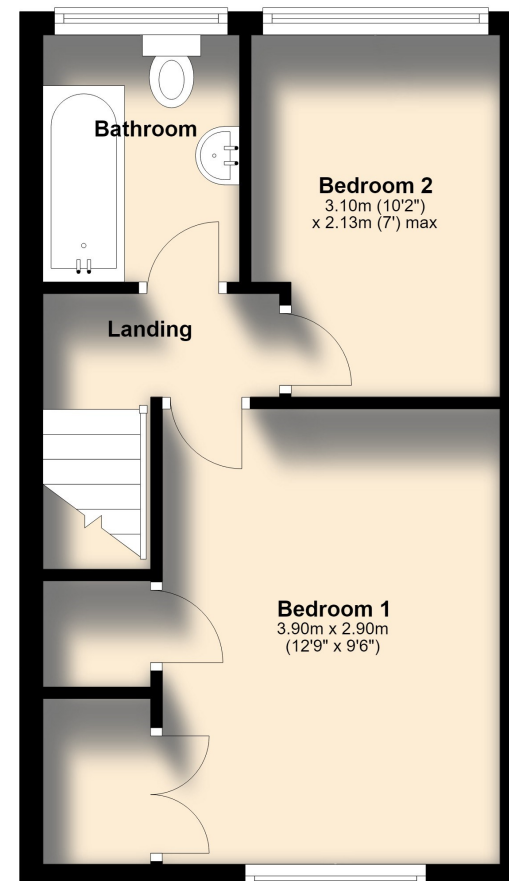
Ground Floor

Approx. 27.8 sq. metres (299.4 sq. feet)

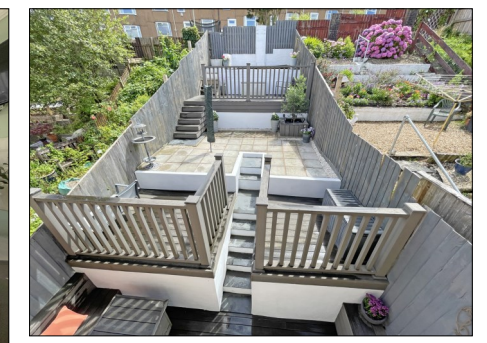


First Floor

Approx. 27.8 sq. metres (299.4 sq. feet)



PLYMOUTH
HOMES ESTATE AGENTS



**15 Distine Close, Higher Compton,
Plymouth, PL3 6QZ**

BEAUTIFULLY PRESENTED
TWO BEDROOMS
FAMILY BATHROOM
KITCHEN/DINING ROOM
SOUTH FACING GARDEN
GARAGE
NO ONWARD CHAIN

We feel you may buy this property because...
'Of the beautiful accommodation on offer and the convenient location.'

£225,000

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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	79

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

www.plymouthhomes.co.uk

Number of Bedrooms

Two Bedrooms

Property Construction

Timber Frame Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Garage and Parking Space

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

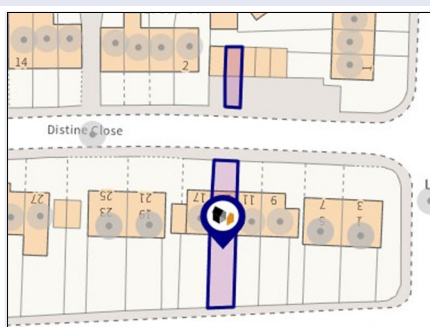
Main Residence: £2,000

Home or Investment

Property: £13,250

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...

Plymouth Homes are delighted to present to the market this beautifully presented mid terraced house situated in a cul-de-sac location. In brief, the accommodation comprises entrance porch, living room, kitchen/dining room, two bedrooms and bathroom. Externally there is a tiered south facing garden aswell as a garage within nearby block and off road parking. Further benefits include gas central heating aswell as double glazing. An internal inspection can be strongly recommended.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE PORCH

1.04m (3'5") x 1.01m (3'4")

With coving to ceiling, door leading to living room.

LIVING ROOM

4.16m (13'8") max x 3.92m (12'10")

A good sized reception room with double glazed window to the front, radiator, coving to ceiling.

KITCHEN/DINING ROOM

3.92m (12'10") x 2.85m (9'4")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, fitted oven and four ring electric hob with cooker hood, two double glazed windows to the rear, coving to ceiling, double glazed windows to rear, coving to ceiling, uPVC door opening to the rear garden.

FIRST FLOOR

LANDING

With coving to ceiling, access to the loft space which is partially boarded and is currently housing the wall mounted boiler serving the heating system and domestic hot water.



BEDROOM 1

3.90m (12'9") x 2.90m (9'6")

A double sized bedroom with double glazed window to the front, radiator, coving to ceiling, recessed ceiling spotlights, two built in storage cupboards.

BEDROOM 2

3.10m (10'2") x 2.13m (7') max

A single bedroom with double glazed window to the rear, radiator, recessed ceiling spotlights, coving to ceiling.

BATHROOM

2.12m (6'11") x 1.68m (5'6")

Fitted with a three piece suite comprising panelled bath with electric shower, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, obscure double-glazed window to the rear, recessed ceiling spotlights, towel rail.

OUTSIDE:

FRONT

The property occupies a good-sized plot, approached from the front via a walkway from the roadside and steps leading to a covered main entrance. The front garden has stone chippings.

REAR

The rear opens to a south facing enclosed garden measuring approximately **4.57m (15'06) in width x 12.19m (40'08)** in length with patio seating areas aswell as composite decking and with rear gate proving access to the rear service lane.

GARAGE

A single garage, located in the opposite block, with parking space in front.

