

## Contact us

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22 Mannamead Road  
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Plymouth  
PL4 7AA  
**(01752) 514500**

North Plymouth and  
Residential Lettings Office  
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PL6 5AQ  
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Email 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:  
16/C/26 5903

## 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



CHARACTER COTTAGE  
TWO BEDROOMS  
TWO RECEPTIONS  
WALLED COURTYARD  
DOUBLE GLAZING  
CENTRAL HEATING  
EXTERNAL WALL INSULATION

89 Butt Park Road, Honicknowle,  
Plymouth, PL5 3NS

*We feel you may buy this property because...*  
'Of the deceptive accommodation on offer and the west facing walled courtyard.'

**£165,000**

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

Energy Efficiency Rating	
Current	Potential
69	76

Very energy efficient - lower running costs  
(92+) 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

England & Wales EU Directive 2002/91/EC  
WWW.EPC4U.COM

## Number of Bedrooms

Two Bedrooms

## Property Construction

Solid Stone Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

On Street Parking

## Outside Space

West Facing Enclosed 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

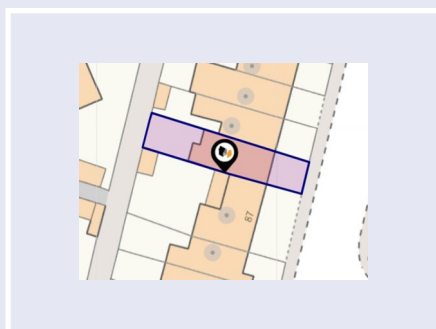
Main Residence: £900

Home or Investment

Property: £9,400

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...

Offered for sale with no onward chain, this charming, terraced cottage would make the ideal first time buy or investment. Internally the accommodation offers lounge, kitchen/dining room, ground floor wet room and two double, first floor bedrooms. Further benefits include double glazing, central heating, external wall insulation, a good sized loft space ideal for storage, and a west facing, walled courtyard garden. Located in proximity to nearby shops, schools and amenities, Plymouth Homes advise an early viewing to appreciate this deceptive home.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

A part glazed entrance door opens into the entrance vestibule.

#### ENTRANCE VESTIBULE

With door opening into the lounge.

#### LOUNGE

**4.23m (13'10") x 3.31m (10'10") max**

With double glazed window to the front, decorative feature fireplace, radiator, door into the kitchen/dining room.

#### KITCHEN/DINING ROOM

**4.23m (13'10") max x 3.63m (11'11") max**

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, extractor fan, spaces for fridge, washing machine and cooker, double glazed window to the rear, radiator, stairs rising to the first floor landing with an under-stairs storage cupboard, door into the hall.

#### HALL

With uPVC part glazed door opening to the rear, built in storage cupboard, door opening into the wet room.

#### WET ROOM

**1.99m (6'6") x 1.85m (6'1")**

A walk in wet room with shower enclosure with fitted electric shower above, folding screen and seat, low level wc, wall mounted wash basin, heated towel rail, extractor fan, radiator, recessed shelving, obscure double-glazed window to the rear, radiator.

### FIRST FLOOR

#### LANDING

With doors to both bedrooms.



#### BEDROOM 1

**4.23m (13'10") x 3.32m (10'11")**

A good-sized double bedroom with double glazed window to the front, fitted bedroom suite comprising built-in wardrobes and overhead storage cupboards, radiator.

#### BEDROOM 2

**3.55m (11'8") max x 3.25m (10'8") max**

A second double bedroom with double glazed window to the rear, radiator, built in storage cupboard housing the wall mounted boiler serving the heating and domestic hot water, access to the good sized loft space.

### OUTSIDE:

#### FRONT

The front is approached via a gate and pathway leading to the main entrance a lawned garden area.

#### REAR

The rear opens to a west facing, walled courtyard garden measuring **4.47m (14'8") x 9.86m (32'4")** with a gate giving rear access.

