Contact us

Central Plymouth Office

22 Mannamead 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

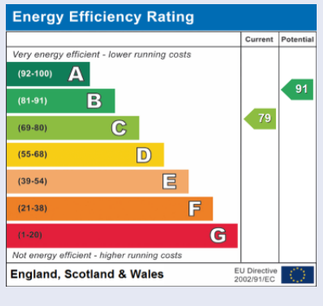
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 24/H/26 6046



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

TWO BEDROOMS

ATTRACTIVE GARDEN

ALLOCATED PARKING

SOUGHT AFTER LOCATION

IMMACULATE PRESENTATION

CUSTOM SHUTTERS

DOWNSTAIRS CLOAKROOM

33 Pennycross Close, Cherry Tree, Plymouth, PL2 3EF

We feel you may buy this property because…

'This immaculately presented modern home has driveway parking to the front and an attractive west-facing garden to the rear.'

Guide Price

£210,000

www.plymouthhomes.co.uk

Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway

Outside Space
Rear Garden

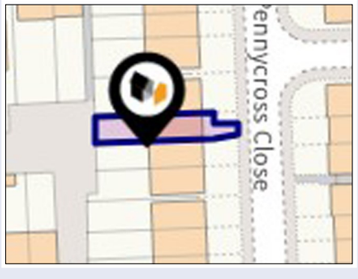
Council Tax Band
B

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

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,700
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…

This immaculately presented modern home has been greatly improved by the current owner and is positioned in a highly sought after location. The accommodation comprises: entrance hall, downstairs cloakroom, utility cupboard, good size open plan lounge/dining room/kitchen, two bedrooms and a bathroom. Externally the property has a driveway parking space to the front and an attractive 31' west facing rear garden to the rear. Offered for sale with double glazing and gas central heating, Plymouth Homes highly recommend this particularly well presented home.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE HALL
Double glazed window to the front, doors to:

CLOAKROOM
Frosted double glazed window to the front, pedestal wash hand basin, low-level WC, tiled splashback, radiator, ceramic tiled floor, coved ceiling.

UTILITY CUPBOARD
Utility cupboard with space and plumbing for a washing machine, wall mounted gas boiler, space for shelving.

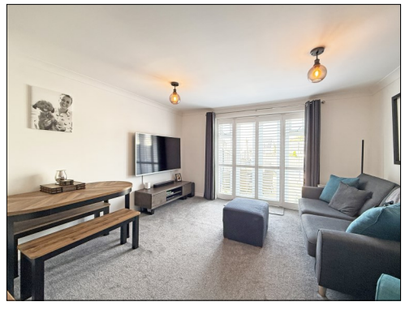
LOUNGE/KITCHEN/DINING ROOM
6.54m (21'5") x 4.05m (13'3")

Kitchen Area
Fitted with a matching range of modern base and eye level units with worksurfaces above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, space for fridge/freezer, electric oven with a four ring gas hob and cooker hood above, tiled splashbacks.

Lounge/Dining Area
Stairs to the first floor landing with an under-stairs storage recess, double doors with custom shutters opening to the rear garden, radiator, coved ceiling.

FIRST FLOOR

LANDING
Radiator, access to the loft via a fitted drop down ladder, boarded for storage.



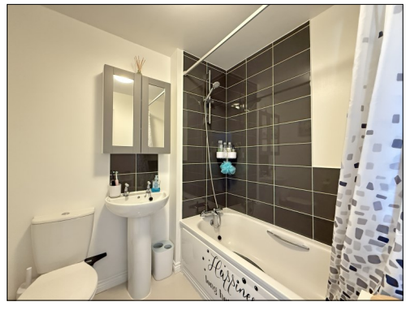
BEDROOM 1
4.05m (13'3") x 3.13m (10'3")
Double glazed window to the rear, coved ceiling, with custom shutters, extensive range of wardrobes, radiator.

BEDROOM 2
4.05m (13'3") max x 2.54m (8'4")
Two double glazed windows to the front with custom shutters, radiator, coved ceiling.

BATHROOM
Suite comprising a panelled bath with an independent thermostatic shower and curtain above, pedestal wash hand basin, low-level wc, tiled splashbacks, extractor fan, radiator.

OUTSIDE

FRONT
To the front of the property is a brick paved driveway offering **off road parking**, covered entrance.

REAR
9.4m (31') x 4.2m (13'10")
Attractive west facing rear garden with a good size paved patio and area of artificial lawn, feature raised display borders, outside water tap, enclosed by fence panelling with rear access gate.

ESTATE CHARGE
The current owner has informed us that the property is subject to an annual estate charge of approximately £180.