Contact us

Central Plymouth Office

22 Mannamead Road

Mutley Plain

Plymouth

PL4 7AA

(01752) 514500

North Plymouth and

Residential Lettings Office

56 Morshead Road

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Plymouth

PL6 5AQ

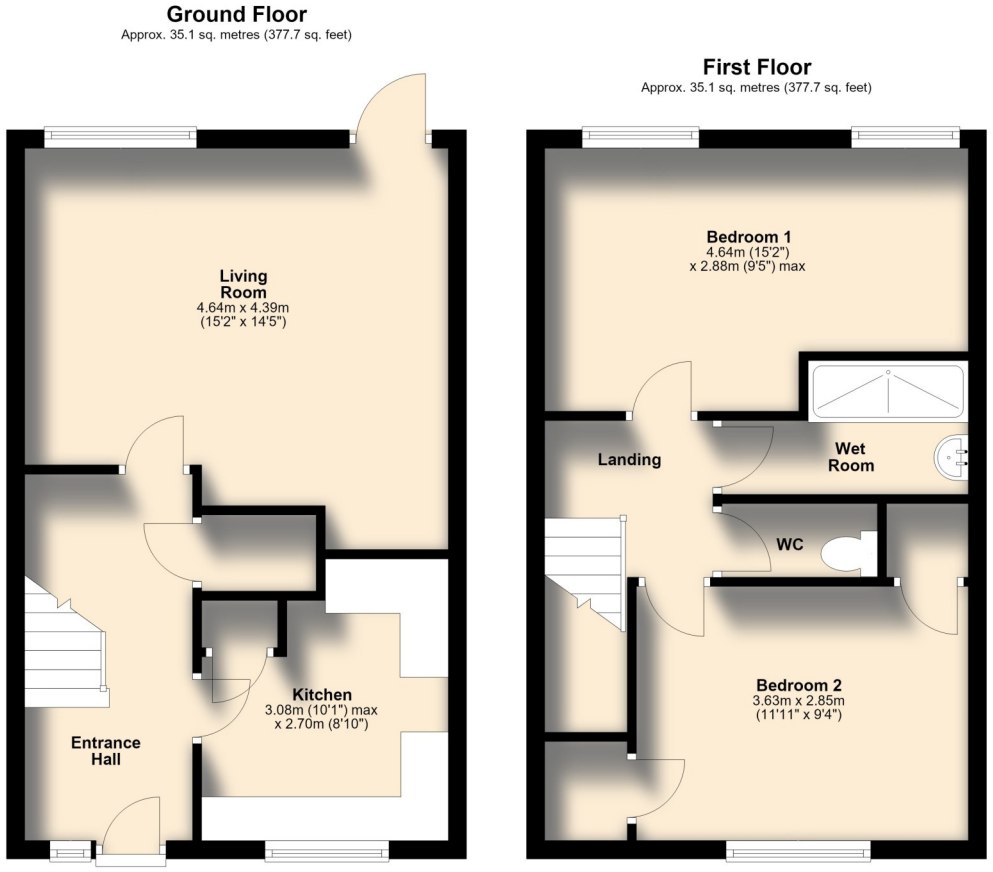
(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

Floor Plans...



PLYMOUTH HOMES ESTATE AGENTS



www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

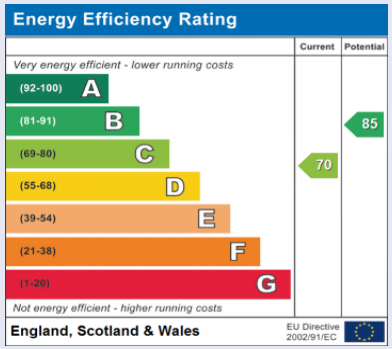
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:
23/J/26 6091



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.







SECLUDED POSITION
IDEAL FIRST TIME BUY
2 DOUBLE BEDROOMS
LARGE LIVING ROOM
GAS CENTRAL HEATING
OPEN FRONT OUTLOOK
NO ONWARD CHAIN

73 Dartmouth Walk, Leigham, Plymouth, PL6 8PX

We feel you may buy this property because…
'Of the lovely, secluded position and spacious accommodation on offer.

£165,000

www.plymouthhomes.co.uk

Number of Bedrooms
Two Double Bedrooms

Property Construction
Cross Wall Construction

Heating System
Gas Central Heating

Water Meter
TBC

Parking
On Street Parking

Outside Space
Front and Rear Gardens

Council Tax Band
A

Council Tax Cost 2026/2027
Full Cost: £1,627.90
Single Person: £1,220.93

Introducing…

This deceptive home enjoys a lovely open front outlook across open grassland. Making the ideal first home, the accommodation offers a spacious living room, kitchen, two double bedrooms, wet room and a separate wc. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to avoid disappointment.

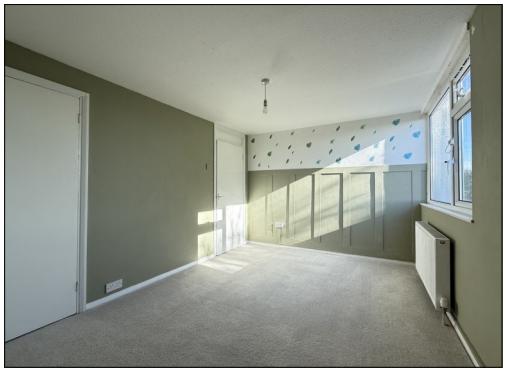
The Accommodation Comprises…

GROUND FLOOR

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

ENTRANCE HALL
With obscure double-glazed window to the front, radiator, decorative panelled walls, stairs rising to the first-floor landing with an under-stairs recess, built in storage cupboard, doors to the kitchen and living room.

KITCHEN
3.08m (10'1") max x 2.70m (8'10")
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, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge, washing machine and cooker,





BEDROOM 2
3.63m (11'11") x 2.85m (9'4")
A second double bedroom with double glazed window to the front enjoying the front outlook, radiator, two built in storage cupboards.

WET ROOM
2.70m (8'10") max x 1.46m (4'10")
Fitted with a two-piece suite comprising shower area with fitted electric shower above, pedestal wash hand basin, tiled splashback, radiator, skylight window.

WC
1.70m (5'7") x 0.81m (2'8")
Fitted with a low-level WC, skylight window.

OUTSIDE:

PARKING
Behind the property is an area of on street parking on a non-allocated basis and accessed via Barnstable Close.

DIRECTIONS
Using the what3words reference ///mint.mull.ahead will take you to a parking area within Barnstable Close Leigham. From the parking area access is to the right along a walkway which will take you to the front of the property.

Stamp Duty Liability

First Time Buyer: Nil
Main Residence: £800
Home or Investment Property: £9,050

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

double glazed window to the front enjoying the open outlook, built in storage cupboard.

LIVING ROOM
4.64m (15’2”) x 4.39m (14’5”)
A good-sized reception space with double glazed window to the rear, two radiators, uPVC glazed door opening to the rear.

FIRST FLOOR

LANDING
With doors to all rooms.

BEDROOM 1
4.64m (15'2") x 2.88m (9'5") max
A good-sized double bedroom with two double glazed windows to the rear, radiator, decorative panelled walls.





FRONT
The front of the property is approached via a public walkway from the roadside, leading to a private front garden with a gate and pathway leading to the main covered entrance, an outside storage shed and a garden area with paved and gravelled areas with flower borders. The front enjoys the open outlook across an adjoining grass area.

REAR
From the living room the rear opens to a covered porch accessing an outside storage shed, the garden is tiered with a paved patio area adjoining the property and steps rising to a further garden area with a further patio and garden area, enclosed by fencing with a gate ging rear access.



