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**Opening Hours**

**Monday - Friday**  
 9.15am—5.30pm

**Saturday**

9.00am—4.00pm

(Central Plymouth Office Only)

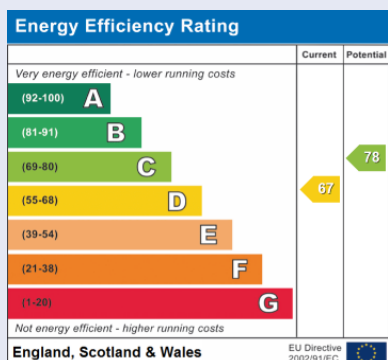
**Our Property Reference:**

**29/D/26 5939**



**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



- FOUR BEDROOMS**
- IMPRESSIVE KITCHEN**
- TWO RECEPTIONS**
- EXTENSIVE GARDENS**
- AMPLE PARKING**
- DOUBLE GARAGE/ WORKSHOP**
- NO ONWARD CHAIN**

**9 Longfield Villas, Honcray, Plymstock, Plymouth, PL9 7RR**

*We feel you may buy this property because...*

'This detached family home is presented to a good standard, offers spacious accommodation and is positioned on a large plot with ample parking and a double garage.'

**£575,000**

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

## Number of Bedrooms

Four Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

Long Driveway and Double Garage

## Outside Space

Large Gardens

## Council Tax Band

C

## Council Tax Cost 2026/2027

Full Cost: £2,170.53

Single Person: £1,627.90

## Stamp Duty Liability

First Time Buyer: £18,750

Main Residence: £18,750

Home or Investment

Property: £47,500

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

## Introducing...

Positioned on a sought after private road, this extended detached home offers a versatile layout and is positioned on a large corner plot with extensive parking. The well presented accommodation comprises: entrance vestibule, hallway, lounge, dining room, quality kitchen with fitted Siemens appliances, four good size bedrooms, en-suite bathroom and a further shower room. Externally, the property is positioned on an impressive plot, with a 114' driveway offering ample parking leading to a large double garage with workshop area. In addition to the rear garden is a side garden, measuring 85' x 36' which may be suitable as a building plot, subject to access and planning permission being granted. Offered for sale with no onward chain, Plymouth Homes highly recommend this desirable family home.

## The Accommodation Comprises...

### GROUND FLOOR

uPVC double glazed entrance door opening to:

#### ENTRANCE VESTIBULE

Ceramic tiled floor, coved ceiling, half height tiled walls, part glazed door to:

#### ENTRANCE HALL

Radiator, coved ceiling, stairs to the first floor landing with an under-stairs storage cupboard.

#### LOUNGE

**5.48m (18') x 4.22m (13'10")**

Impressive room with a log effect gas fire set in a feature polished stone surround with hearth, radiator, four wall lights, coved ceiling, double glazed patio doors opening to the rear garden.

#### DINING ROOM

**3.55m (11'8") x 3.17m (10'5")**

Double glazed window to the side, radiator, coved ceiling, door to:

#### KITCHEN

**4.11m (13'6") x 3.17m (10'5")**

Refitted with a matching range of quality base and eye level units with Corian style worksurfaces incorporating an inset 1+1/2 bowl sink unit with a single drainer and waste disposal, Siemens appliances to include an electric double oven, four ring ceramic hob, fridge/freezer, feature cooker hood and an integrated dishwasher, double glazed windows to the side and rear, coved ceiling with recessed spotlights, double glazed door to the side, heated towel rail.

#### BEDROOM 2

**4.27m (14') into bay x 3.64m (11'11")**

Double glazed bay window to the front, radiator, coved ceiling.



#### BEDROOM 3

**4.26m (14') into bay x 3.61m (11'10")**

Double glazed bay window to the front, radiator, coved ceiling.

#### SHOWER ROOM

**2.62m (8'7") x 1.68m (5'6")**

Refitted with a modern suite comprising a double shower cubicle, vanity wash hand basin, low-level WC, heated towel rail, extractor fan, tiled walls, high level frosted double glazed window to the side.

#### FIRST FLOOR

#### LANDING

Skylight windows, two radiators, access to eaves storage.

#### BEDROOM 1

**5.35m (17'7") x 3.38m (11'1")**

Large bedroom with a double glazed window to the rear, two skylight windows, two built-in cupboards/wardrobes, radiator, two wall lights, ample storage cupboards, access to the eaves storage, door to:

#### EN-SUITE BATHROOM

**3.04m (10') x 1.81m (5'11")**

Suite comprising a jacuzzi style spa bath with hand shower attachment, vanity wash hand basin, double shower cubicle, low-level wc with a hidden cistern, tiled walls, heated towel rail, extractor fan, skylight window.

#### BEDROOM 4

**3.50m (11'6") x 2.72m (8'11") max**

Skylight window, radiator, variety of storage cupboards and drawers, access to eaves storage.

#### OUTSIDE

#### FRONT

Paved front garden with established borders.



#### DRIVEWAY

**34.7m (114') max**

An extensive driveway for many vehicles leads to the double garage.

#### REAR GARDEN

**16.5m (54') x 6.4m (21')**

Attractive area of garden, mainly laid to lawn with a paved patio seating area. Established display borders, deck seating area adjoining the rear of the house, outside water tap.

#### SIDE GARDEN

**26m (85') x 11m (36')**

Large area of garden, mainly laid to lawn with a low boundary wall and inset tree. Please be advised that although this piece of land is included within the sale, it is held on a separate title with the Land Registry. This area may be suitable as a building plot, subject to access and planning permission being granted.

#### DOUBLE GARAGE/WORKSHOP

**6.95m (22'10") x 6.28m (20'7") max**

Detached 'L' shape double garage with workshop area, power and light, double glazed window to the side, remote-controlled electric up and over double vehicular door, fixed stairs to the first floor mezzanine storage area.

#### OUTSIDE WC

Low-level WC, pedestal wash hand basin with a tiled splashback, frosted double glazed door.

#### UTILITY ROOM

**2.47m (8'1") x 1.66m (5'6")**

Base units, twin bowl sink, plumbing for washing machine, space and vent for tumble dryer, frosted double glazed window to the front, frosted double glazed door, wall mounted heater.

#### AGENT'S NOTE

Longfield Villas is a private road and this property owns a section of the road immediately to the front.

