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**Opening Hours**

**Monday - Friday**  
 9.15am—5.30pm

**Saturday**

9.00am—4.00pm

(Central Plymouth Office Only)

**Our Property Reference:**

**24/D/26 5936**

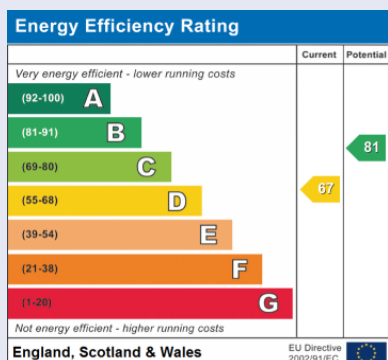


**Floor Plans...**



**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



Draft Details – Not Approved & Subject To Change



**20 Donnington Drive, Higher Compton,  
 Plymouth, PL3 6QS**

- EXTENDED HOME**
- POPULAR LOCATION**
- FOUR BEDROOMS**
- TWO RECEPTIONS**
- LARGE KITCHEN**
- LANDSCAPED GARDEN**
- OPEN REAR OUTLOOK**

*We feel you may buy this property because...  
 'Of the spacious, well-presented accommodation and popular residential location.'*

**Offers in Excess Of  
 £290,000**

[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

No

## Parking

Garage and Driveway

## Outside Space

Enclosed Rear Garden

## 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: Nil

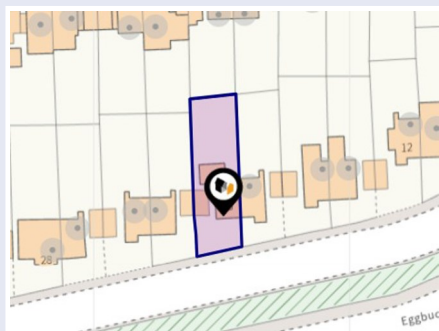
Main Residence: £4,500

Home or Investment

Property: £19,000

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...

Located within the popular residential area of Higher Compton, close to schools and local amenities, this extended semi-detached property would make the perfect family home. Internally the accommodation boasts lounge, separate dining area, large kitchen, downstairs wc, four bedrooms (three doubles and a single) and a three-piece bathroom suite. Further benefits include double glazing, central heating and externally there is a private driveway to garage, an open outlook to the rear aspect and a lovely landscaped rear garden. Plymouth Homes advise an early viewing to fully appreciate the accommodation on offer within this deceptive, well maintained home.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

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

#### PORCH

**2.07m (6'9") x 0.92m (3')**

With obscure double-glazed window to the front, electric heater, uPVC glazed door opening into the entrance hall.

#### ENTRANCE HALL

With radiator, stairs rising to the first-floor landing, open plan into the lounge.

#### LOUNGE

**3.80m (12'6") x 3.66m (12')**

With double glazed window to the front, coal effect living flame effect gas fire set within a stone built surround with side recess, folding doors into the dining area.

#### DINING AREA

**3.66m (12') x 3.03m (9'11")**

With radiator, tiled flooring, uPVC glazed patio double doors opening to the rear, door to the downstairs wc, open plan into the kitchen.

#### DOWNSTAIRS WC

**1.92m (6'4") x 0.94m (3'1")**

Fitted with a two-piece suite comprising low level wc, wash hand basin, access to the understairs storage cupboard.

#### KITCHEN

**4.34m (14'3") x 3.35m (11') max**

A lovely sized kitchen, fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge/freezer, dishwasher, washing



machine and tumble dryer, fitted electric oven and four ring electric hob with stainless steel cooker hood above, double glazed windows to the rear enjoying the open outlook, radiator, tiled flooring, uPVC half glazed door opening to the garden.

### FIRST FLOOR

#### LANDING

With double glazed window to the side, radiator and access to the loft space.

#### BEDROOM 1

**3.63m (11'11") x 2.73m (8'11")**

A double bedroom with double glazed window to the front, radiator, decorative panelled wall.

#### BEDROOM 2

**3.23m (10'7") x 2.73m (8'11")**

A second double bedroom with double glazed window to the rear enjoying the open outlook, built in storage cupboard, radiator.

#### BEDROOM 3

**3.35m (11') x 2.69m (8'10")**

A third double bedroom with double glazed window to the front, radiator.

#### BEDROOM 4

**2.72m (8'11") max x 1.87m (6'2") max**

A single bedroom with obscure double-glazed window to the front, built in storage recess, radiator.

#### SEPARATE WC

**1.76m (5'9") x 0.96m (3'2")**

With obscure double-glazed window to the side and fitted with a two piece suite comprising pedestal wash hand basin, low-level, tiled splashbacks, tiled flooring.

### BATHROOM

**1.78m (5'10") x 1.55m (5'1")**

Fitted with a two-piece suite comprising panelled bath with independent electric rainfall shower above and separate hand shower attachment, shower screen, wall mounted wash hand basin with cupboard storage below, panelled splashbacks, chrome radiator/towel rail, extractor fan, obscure double-glazed window to the side, recessed ceiling spotlights.

### OUTSIDE:

#### FRONT

At the front steps descend to the main entrance with lawned and paved garden areas. To the left side there's a private driveway measuring **7.78m (25'6") in length** leading to the garage and a gate and side pathway to the rear of the property.

#### REAR

The rear of the property opens to a lovely, landscaped garden. Both the kitchen and dining room open to a raised, paved seating area enclosed by railings and enjoying the open outlook. Steps then descend to a good sized, main patio area with feature pergola, and giving access to the side path and a cellar storage area with reduced head height and housing the wall mounted boiler serving the heating system and domestic hot water. Steps then lead to a lower garden level where there's a lawn and a wood chipped play area, all enclosed by fencing.

#### GARAGE

A single garage with up and over door to the driveway and window to the rear.

