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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

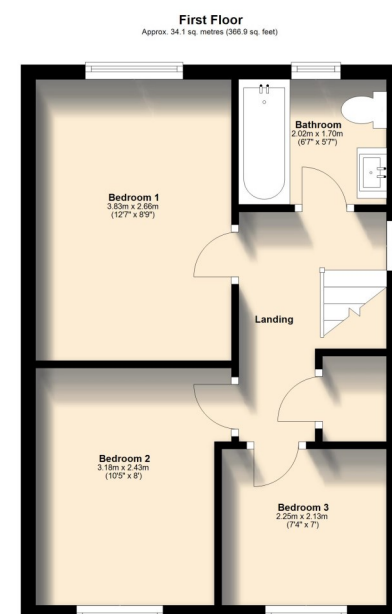
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

01/E/26 5945

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



**3 Robins Way, Plymstock,
Plymouth, PL9 7BJ**

We feel you may buy this property because...

'Of the popular, secluded residential position and proximity to local primary and secondary schools.'

£275,000

POPULAR LOCATION
SECLUDED POSITION
BEAUTIFULLY PRESENTED
THREE BEDROOMS
DRIVE TO GARAGE
ENCLOSED GARDEN
CENTRAL HEATING

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Driveway and Garage

Outside Space

Rear Garden

Council Tax Band

D

Council Tax Cost 2026/2027

Full Cost: £2,441.85

Single Person: £1,831.39

Stamp Duty Liability

First Time Buyer: Nil

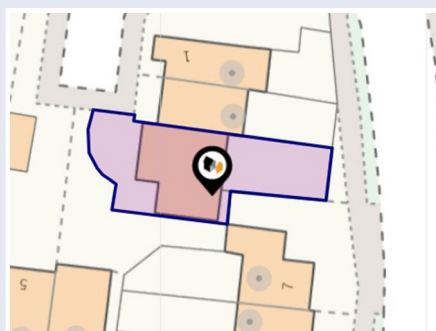
Main Residence: £3,750

Home or Investment

Property: £17,500

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 beautifully presented home is set within a secluded cul-de-sac position and lies close to nearby primary and secondary schools and a children's play area/parkland. Internally the accommodation offers entrance hall, lounge/dining areas, modern kitchen, three bedrooms and bathroom. Further benefits include double glazing, central heating and externally there is a driveway to garage and a well-maintained, enclosed rear garden. Plymouth Homes advise an early viewing to fully appreciate the presentation and location of this perfect first time or family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With radiator, wood effect laminate flooring, decorative panelled walls, stairs rising to the first-floor landing, door opening into the lounge.

LOUNGE

4.38m (14'4") x 3.77m (12'5")

With double glazed box window to the front, radiator, coving to ceiling, understairs storage cupboard, open plan into the dining area.

DINING AREA

2.68m (8'10") x 2.39m (7'10")

With radiator, wood effect laminate flooring, coving to ceiling, uPVC glazed double doors to the garden, open plan doorway into the kitchen.

KITCHEN

2.68m (8'10") x 2.26m (7'5")

Fitted with a matching range of wall and base units with worktop space above, 1 ½ bowl sink unit with single drainer and mixer tap, splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, integrated appliances to include fridge, freezer, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed window to the rear, wood effect laminate flooring, recessed ceiling spotlights.



FIRST FLOOR

LANDING

With double-glazed window to the side, radiator, decorative panelled walls, coving to ceiling, access to the loft space, built in storage cupboard.

BEDROOM 1

3.83m (12'7") x 2.66m (8'9")

With double glazed window to the rear, radiator, decorative panelled walls.

BEDROOM 2

3.18m (10'5") x 2.43m (8')

With double glazed window to the front, radiator.

BEDROOM 3

2.25m (7'4") x 2.13m (7')

With double glazed window to the front, radiator.

BATHROOM

2.02m (6'7") x 1.70m (5'7")

Fitted with a three-piece suite comprising, panelled bath with independent electric shower above, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, extractor fan, wall mounted mirror, obscure double-glazed window to the rear, radiator, wood effect laminate flooring, recessed ceiling spotlights.

OUTSIDE:

FRONT

The front of the property is approached via a pathway to the main entrance and accessing a lawned garden area and the private driveway and garage.

REAR

The rear opens to a well-maintained garden measuring **5.12m (16'9") in width x 9.76m (32') in length**. The garden comprises paved and lawned areas, enclosed by wall and fencing, with a side gate opening to a bin storage area with water tap rear access into the garage.

GARAGE

4.98m (16'4") x 2.47m (8'1")

With power and light connected, roof storage area, up and over garage door and worktop with spaces for washing machine and tumble dryer below. In front of the garage is driveway parking for one vehicle.

