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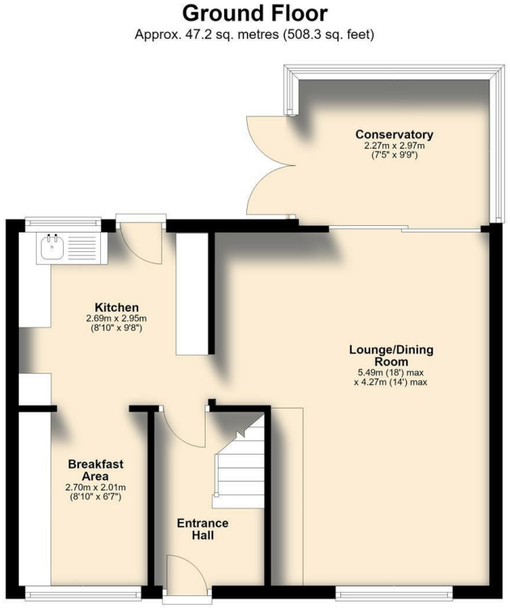
Opening Hours

Monday-Friday
9.15am-5.30pm
Saturday
9.00am-4.00pm

(Central Plymouth Office Only)

Our Property Reference:
19802008

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. Neither Plymouth Homes Estate Agents nor any of it's 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









- THREE BEDROOMS
- WELL PRESENTED
- LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- WESTERLY FACING GARDEN
- CENTRAL HEATING
- ENERGY RATING: BAND TBC

10 Polzeath Gardens, Pennycross, Plymouth, PL2 3SZ

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

'Of the popular location, well presented accommodation on offer and proximity to a range of local amenities.'

£220,000

www.plymouthhomes.co.uk

Number of Bedrooms
3

Property Construction
Add text here

Heating System
Add text here

Water Meter
Add text here

Parking
Add text here

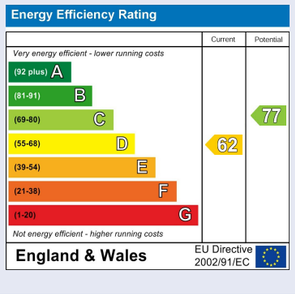
Outside Space
Add text here

Council Tax Band

Council Tax Cost 2021/2022
Full Cost: Add text here
Single Person: Add text here

Stamp Duty Liability
First Time Buyer: Add text here
Main Residence: Add text here
Second Home of Investment Property: Add text here

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



Introducing

Plymouth Homes are delighted to offer this well presented home located in a popular cul-de-sac within Pennycross. In brief, the property comprises entrance hall, kitchen/breakfast room, lounge/dining room, conservatory, three bedrooms, bathroom and separate WC. Externally, there is an enclosed and westerly facing rear garden with patio and decked seating area with a covered wooden pergola and bar area. Further benefits include central heating, double glazing and a useful boarded loft area ideal for storage. An internal inspection can be highly recommended to fully appreciate this perfect first time or family home.

The Accommodation Comprises...

GROUND FLOOR

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

ENTRANCE HALL
With stairs rising to first floor landing, under stairs storage cupboard, radiator, coving to ceiling, opening to kitchen.

KITCHEN
9'8" x 8'9"
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, tiled splashbacks, plumbing for washing machine, plumbing for dishwasher, space for range cooker, cooker hood above, double glazed window to the rear, uPVC double glazed door to the garden, opening to:

BREAKFAST ROOM
8'10" x 6'7"
With double glazed window to the front, space for fridge/freezer, coving to ceiling.

LIVING ROOM/DINING ROOM
18'0" max x 14'0" max
A lovely sized reception room with double glazed window to the front, feature media wall, two radiators, coving to ceiling.

CONSERVATORY
9'8" x 7'5"
Of uPVC construction, with double glazed windows, polycarbonate roof, uPVC glazed door opening onto the rear garden.

FIRST FLOOR







LANDING
Double glazed window to the rear.

BEDROOM 1
12'4" x 9'10"
A good sized double bedroom with double glazed window to the front, radiator, boiler cupboard housing the wall mounted gas combination boiler serving the heating system and domestic hot water, wardrobe with sliding doors.

BEDROOM 2
10'9" x 9'9"
With double glazed window to the front, storage cupboard with stairs providing access to the boarded loft space, radiator, coving to ceiling.

BEDROOM 3
7'10" x 7'10"
A single bedroom with double glazed window to the rear, radiator, coving to ceiling.

BATHROOM
5'3" x 5'1"
Fitted with a two-piece suite comprising panelled bath with independent shower above, pedestal wash hand basin, tiled splashbacks, obscure double-glazed window to the rear.

SEPARATE WC
4'4" x 2'4"
With obscure double-glazed window to the rear, fitted with low-level WC, recessed ceiling spotlights.

OUTSIDE:

FRONT
The front of the property is approached via steps and a pathway leading to the main entrance and an established garden area, laid to lawn with a variety of shrubs and bushes.

REAR
23'11" in width x 46'11" in length
The rear opens to a westerly facing, good size garden measuring 7.31m (23'11") in width x 14.32m (46'11") in length. The tiered garden offers, lawn, paved and decked seating areas with covered timber pergola and bar areas, an all enclosed by wall and fencing.

AGENT'S NOTE
These sales particulars are only in draft format and have yet to be approved by the seller. They are therefore subject to change.







