

## Contact us

Central Plymouth Office  
22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA

**(01752) 514500**

North Plymouth and  
Residential Lettings Office

56 Morshead Road  
Crownhill  
Plymouth  
PL6 5AQ

**(01752) 772846**

### Email Us

[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

### Website

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

### Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

20/E/26 5966

## Floor Plans...



PLYMOUTH  
**HOMES** ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**26 Wentwood Gardens, Thornbury,  
Plymouth, PL6 8TD**

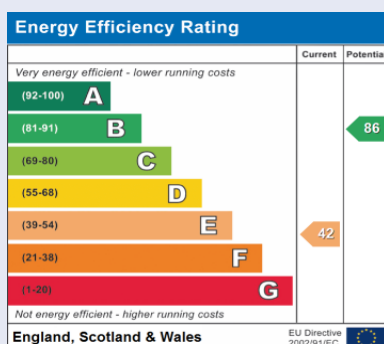
POPULAR LOCATION  
THREE BEDROOMS  
MODERN KITCHEN  
PRIVATE SOLAR PANELS  
DOUBLE GLAZING  
ENCLOSED GARDEN  
NO ONWARD CHAIN

*We feel you may buy this property because...*  
'Of the popular residential location and having no onward chain.'

**£230,000**

## 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.



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

## Number of Bedrooms

Three Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Gas Fire

## Water Meter

Yes

## Parking

Driveway and Garage

## Outside Space

Rear Garden

## Council Tax Band

B

## Council Tax Cost 2026/2027

Full Cost: £1,899.22

Single Person: £1,424.42

## Stamp Duty Liability

First Time Buyer: Nil

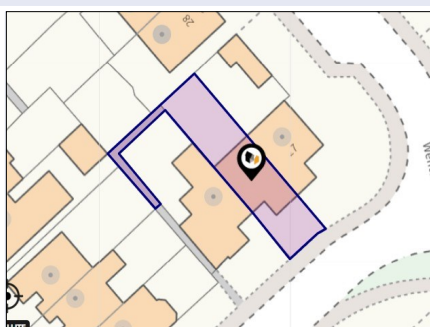
Main Residence: £2,100

Home or Investment

Property: £13,600

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...

Offered for sale with no onward chain, this terraced home enjoys a privately owned solar panel system to help lower energy bills. Internally the property has a modern fitted kitchen with integrated appliances, good sized living room, three bedrooms and a four-piece bathroom suite. Further benefits include double glazing and externally there's an enclosed rear garden, private driveway and an integral garage with electric roller door and space for washing machine and tumble dryer within. Located within proximity to primary, secondary schools and Derriford hospital, Plymouth Homes advise an early viewing to avoid disappointment.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

Entry is via a uPVC half glazed door into the entrance hall.

#### ENTRANCE HALL

With open plan access into the kitchen and door into the living room.

#### KITCHEN

**3.15m (10'4") x 2.09m (6'10")**

Fitted with a matching range of modern base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, soft closing drawers and doors, a range of integrated appliances to include fridge, freezer, fitted eye level electric double oven and four ring electric hob with pull out cooker hood above, double glazed window to the front, coving to ceiling, recessed ceiling spotlights.

#### LIVING ROOM

**5.73m (18'10") x 3.68m (12'1")**

A good-sized reception space with double glazed windows to the rear, coving to ceiling, gas fire set within a wooden and tiled surround, stairs rising to the first-floor landing with an under-stairs recess, uPVC glazed door opening to the rear garden.

### FIRST FLOOR

#### LANDING

With coving to ceiling, a good-sized built-in storage cupboard, access to the partially boarded loft space with retracting ladder and lighting.



#### BEDROOM 1

**3.83m (12'7") max x 3.10m (10'2") max**

A double bedroom with double glazed window to the front, coving to ceiling.

#### BEDROOM 2

**3.09m (10'2") max x 2.61m (8'7") max**

A second double bedroom with double glazed window to the rear, dado rail, coving to ceiling.

#### BEDROOM 3

**3.02m (9'11") x 2.00m (6'7")**

A single bedroom with double glazed window to the rear, coving to ceiling.

#### BATHROOM

**2.64m (8'8") x 1.87m (6'2")**

Fitted with a three-piece comprising panelled bath, pedestal wash hand basin, separate shower cubicle with fitted electric shower above, low-level WC, obscure double glazed window to the front, tiled flooring, coving to ceiling.

### OUTSIDE:

#### FRONT

The front of the property is approached via a brick paved, private driveway leading to the integral garage and a pathway to the covered main entrance. The front garden area is laid with artificial lawn with flower borders.

#### REAR

The rear opens to a garden measuring **10.23m (33'6") in length x 6.25m (20'6") in width** and comprises artificial lawn with established borders, mature fruit tree, greenhouse and gateway and path giving rear access.

#### GARAGE

**5.45m (17'11") max x 2.94m (9'8") max**

With electric roller garage door, power and light connected, utility area with plumbing and spaces for washing machine and tumble dryer, wall mounted boiler serving the domestic hot water, housing the solar panel inverter and solar battery storage system.

