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Opening Hours

Monday - Friday

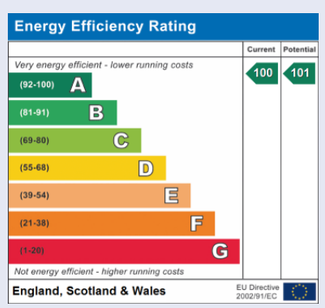
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 02/K/26 6095



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









SEMI DETACHED HOUSE

MODERN ECO HOME

THREE BEDROOMS

DOWNSTAIRS WC

KITCHEN/DINER

GARAGE/DRIVEWAY

NO ONWARD CHAIN

35 Eco Way, Roborough, Plymouth, PL6 7FP

We feel you may buy this property because…

'Of the popular residential location and beautiful and well-presented accommodation on offer.'

£325,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Timber Framed Construction

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Garage

Outside Space
Enclosed 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: £1,250
Main Residence: £6,250
Home or Investment Property: £22,500

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…

Plymouth Homes are delighted to present to the market this beautifully presented semi- detached “eco home” which is being offered to the market with no onward chain. Internally, the accommodation comprises entrance hall, downstairs WC, Kitchen/Diner leading through to the living room. Stairs rise to the first-floor landing where there are three bedrooms, en-suite shower room and family bathroom. Further benefits include triple glazing and gas central heating. Externally there is a westerly facing garden aswell as a garage and driveway. Located within a popular residential location, and with pleasant views from the front of the property across the green, an internal inspection can be highly recommended.

The Accommodation Comprises…

GROUND FLOOR

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

ENTRANCE HALL
With tiled flooring, storage cupboard, radiator.

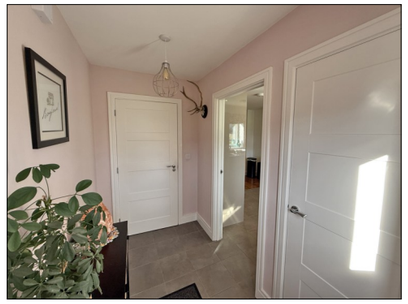
WC
1.81m (5'11") x 1.44m (4'9")
Fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, extractor fan, tiled splashbacks, radiator, tiled flooring, recessed ceiling spotlight.

KITCHEN/DINER
6.97m (22'10") max x 2.94m (9'8") max
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, integrated dishwasher, integrated washing machine, fitted electric oven, four ring gas hob with stainless steel cooker hood above, tiled splashbacks, triple glazed window to the front, radiator, under stairs storage cupboard, cupboard housing the
wall mounted boiler serving the heating system and domestic hot water, stairs providing access to first floor landing, opening to:

LIVING ROOM
4.69m (15'5") x 4.47m (14'8")
A lovely open plan reception room with triple glazed double doors opening onto the garden, two triple glazed windows to the rear, two radiators.











FIRST FLOOR

LANDING
With triple-glazed window to the side, access to loft space, airing cupboard, radiator.

BEDROOM 1
3.82m (12'6") x 3.24m (10'8")
A lovely double bedroom benefitting from the views across the green, two triple glazed windows, radiator, built in wardrobes.

EN-SUITE SHOWER ROOM
1.90m (6'3") x 1.33m (4'4")
Fitted with a three-piece suite comprising pedestal wash hand basin, shower cubicle with fitted shower above, low-level WC, tiled splashbacks, radiator/towel rail.

BEDROOM 2
4.69m (15'5")max x 2.48m (8'1") max
A further double sized bedroom with triple glazed window to the rear, radiator.

BEDROOM 3
4.69m (15'5") max x 1.90m (6'3")
A good sized single bedroom with triple glazed window to the rear, radiator.

BATHROOM
2.17m (7'1") x 1.90m (6'3")
Fitted with a three-piece suite comprising panelled bath with separate shower above and shower screen, wall mounted wash hand basin, low-level WC, tiled splashbacks, radiator/towel rail, wall mounted mirror, recessed ceiling spotlights.

OUTSIDE:

FRONT
To the front of the property there is a paved pathway leading to the main entrance and a useful timber store. There is a driveway with parking for 1 vehicle leading to the garage.

REAR
To the rear of the property there is an enclosed westerly facing garden measuring **7.92m (26’10) x 9.75m (32’00)** with patio seating area and metal stairs descending to lawned area.

GARAGE
6.44m (21'1") x 3.12m (10'3")
With up and over door, door to the garden.

AGENT’S NOTE
The owners have informed us there is an estate charge of £320 per annum for the maintenance of the communal areas.

The property has been designed with many energy saving features which include: solar panels, air tight construction, a modern gas central heating boiler with two independent heat zones, triple glazed windows and a mechanical ventilation with heat recovery



