

## Contact us

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## Email Us

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## Website

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

## Opening Hours

**Monday - Friday**

**9.15am—5.30pm**

**Saturday**

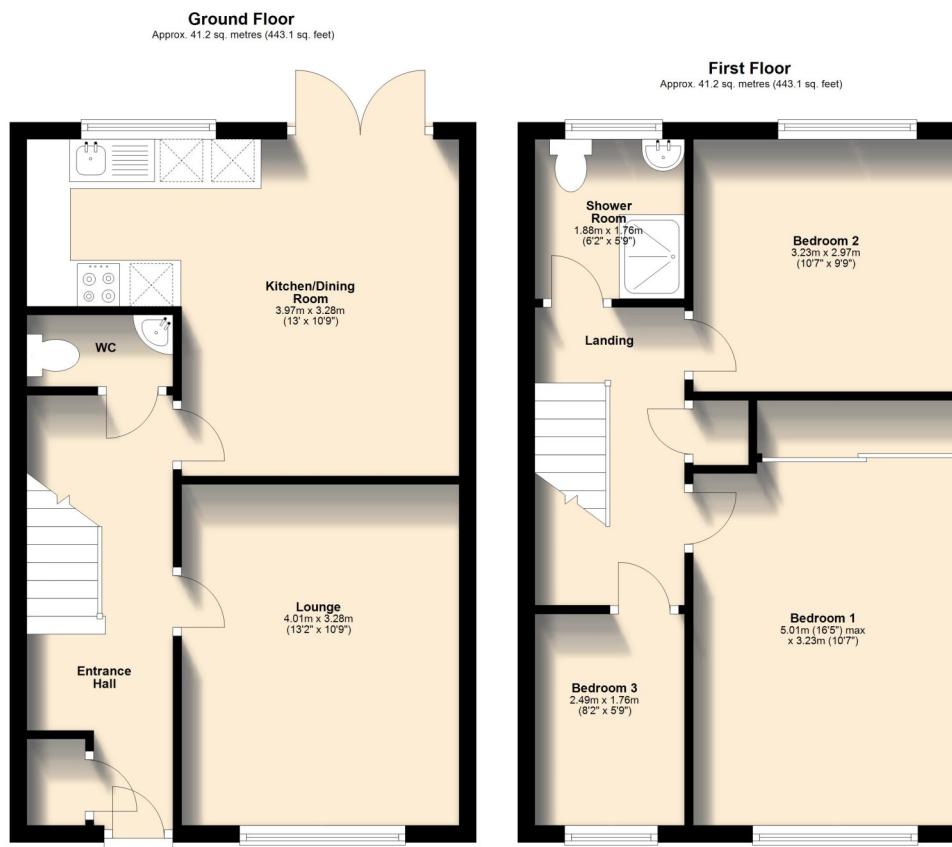
**9.00am—4.00pm**

(Central Plymouth Office Only)

## Our Property Reference:

**02/B/26 5873**

## Floor Plans...



**PLYMOUTH HOMES** ESTATE AGENTS



**17 Hallerton Close, Mainstone, Plymouth, PL6 8NP**

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

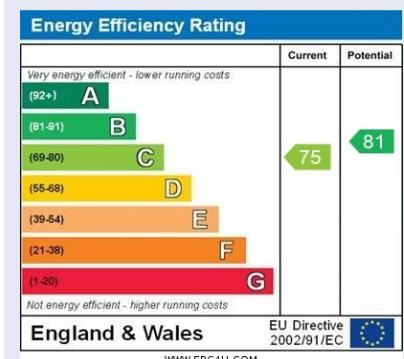
*'Of the popular residential location and lovely front views.'*

**£220,000**

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

## 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.



**Number of Bedrooms**  
Three Bedrooms

**Property Construction**  
Timber Framed Construction

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
Allocated Parking

**Outside Space**  
Rear Garden

**Council Tax Band**  
B

**Council Tax Cost 2025/2026**  
Full Cost: £1,808.67  
Single Person: £1,356.50

**Stamp Duty Liability**  
First Time Buyer: Nil  
Main Residence: £1,900  
Home or Investment  
Property: £12,900

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 end terraced home is located in a cul-de-sac within Mainstone and boasts panoramic front views towards Plymbridge woods. Internally the accommodation offers a lounge which enjoys the views, a kitchen/dining room, downstairs wc, three bedrooms and a shower room. Further benefits include double glazing, central heating and externally there is a rear garden and an allocated parking space located to the front. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to appreciate the outlook of this ideal first time or family home.

#### The Accommodation Comprises...

#### GROUND FLOOR

##### ENTRANCE

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

##### ENTRANCE HALL

With radiator, wood effect laminate flooring, stairs rising to the first-floor landing with an under-stairs storage cupboard and recess.

##### LOUNGE

**4.01m (13'2") x 3.28m (10'9")**

With double glazed window to the front enjoying the panoramic views towards Plymbridge woods, radiator, wood effect laminate flooring.

##### KITCHEN/DINING ROOM

**3.97m (13') x 3.28m (10'9")**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, integrated appliances to include fridge, freezer, dishwasher, washing machine, fitted electric oven and electric hob, double glazed window to the rear, radiator, wood effect laminate flooring, uPVC double glazed French doors opening to the rear garden.

##### DOWNSTAIRS WC

Fitted with a two-piece suite comprising wall mounted wash hand basin, low-level WC, extractor fan, tiled splashbacks.

#### PHOTOGRAPHS



**FIRST FLOOR**



**REAR**



**REAR**  
At the rear the property opens to a garden measuring **13.34m (43'9") in length x 7.72m (25'3") in width**. The garden is tiered with decked and lawned levels with a raised flower bed. There are hedged and wall borders with a pathway and gate giving rear access, and a further gravelled side garden area making the ideal space for a garden shed or storage.

#### LANDING

With access to the loft space and a built-in storage cupboard.

#### BEDROOM 1

**5.01m (16'5") max x 3.23m (10'7")**

With double glazed window to the front enjoying the panoramic views towards Plymbridge woods, built in wardrobe, radiator.

#### BEDROOM 2

**3.23m (10'7") x 2.97m (9'9")**

With double glazed window to the rear, radiator.

#### BEDROOM 3

**2.49m (8'2") x 1.76m (5'9")**

With double glazed window to the front also enjoying the views, radiator.

#### SHOWER ROOM

**1.88m (6'2") x 1.76m (5'9")**

Fitted with a three-piece suite comprising double shower cubicle with fitted electric shower above, pedestal wash hand basin, low-level WC, tiled surround, obscure double-glazed window to the rear, radiator.

#### OUTSIDE:

##### FRONT

The front is approached via steps and a lawned garden rising to the main entrance.

