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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.



FIRST FLOOR

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.



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.

PARKING

To the front of the property is an allocated parking space.

