

## Contact us

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PL6 5AQ

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

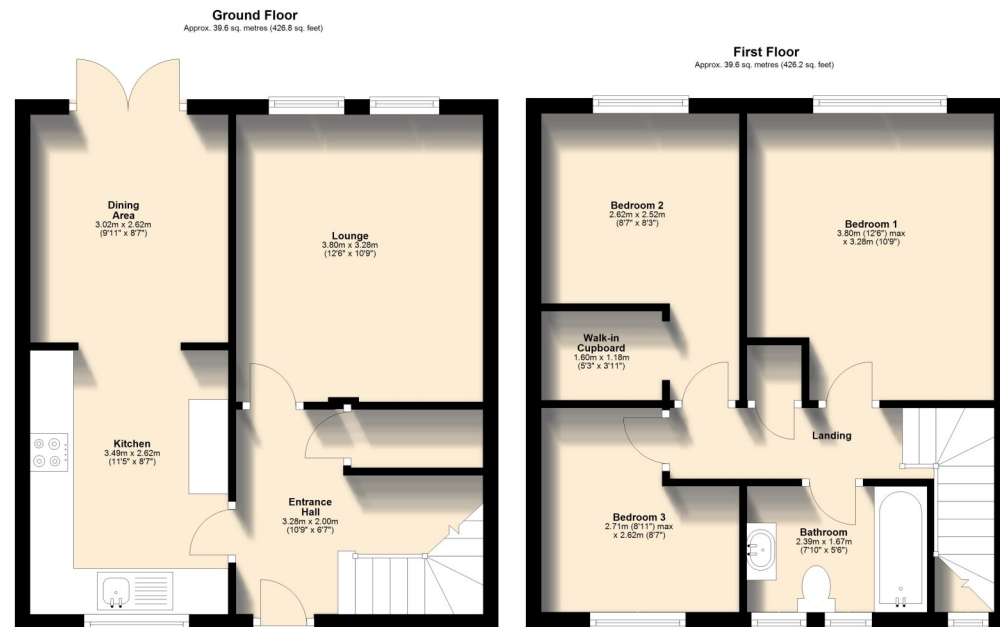
**Website**  
[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

**Opening Hours**  
**Monday - Friday**  
**9.15am—5.30pm**  
**Saturday**  
**9.00am—4.00pm**  
(Central Plymouth Office Only)

**Our Property Reference:**  
**23/A/26 5860**



## 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

**Draft Details – Not Approved & Subject To Change**



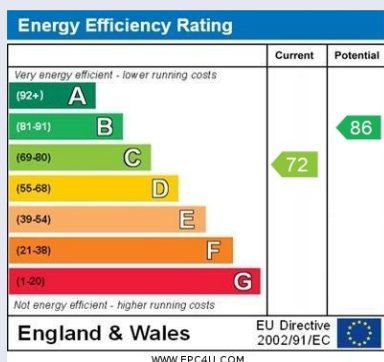
**9 Staple Close, Roborough,  
Plymouth, PL6 7DP**

**BEAUTIFULLY PRESENTED  
DECEPTIVELY SPACIOUS  
THREE BEDROOMS  
SEPARATE LOUNGE  
KITCHEN/DINING ROOM  
PRIVATE DRIVEWAY  
ENCLOSED GARDEN**

*We feel you may buy this property because...*  
'Of the spacious and well-presented accommodation on offer.'

**Guide Price  
£230,000**

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





Number of Bedrooms  
Three Bedrooms

Property Construction  
Timber Framed Construction

Heating System  
Gas Central Heating

Water Meter  
Yes

Parking  
Private Driveway

Outside Space  
Enclosed Garden

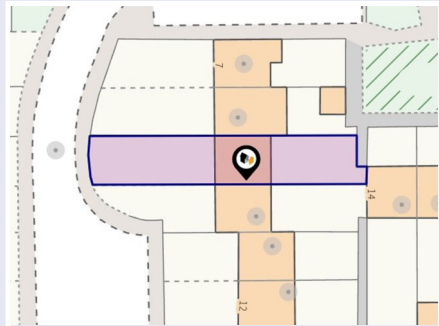
Council Tax Band  
B

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

Stamp Duty Liability  
First Time Buyer: Nil  
Main Residence: £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...

This beautifully presented and deceptive home boasts a private driveway for at least three cars and an enclosed rear garden. Internally the accommodation offers a large entrance hall, separate lounge, modern kitchen open plan to the dining room, three bedrooms and a lovely bathroom suite. Further benefits include double glazing and central heating. Plymouth Homes recommend an early viewing to fully appreciate this lovely first time or family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

3.28m (10'9") x 2.00m (6'7")

A good-sized entrance hall, with radiator, wood effect laminate flooring, decorative panelled walls, stairs rising to the first-floor landing with an under-stairs recess, understairs storage cupboard, doors into the lounge and kitchen.

LOUNGE

3.80m (12'6") x 3.28m (10'9")

With two double glazed windows to the rear, vertical wall mounted radiator, wall lights, decorative panelled walls.

KITCHEN

3.49m (11'5") x 2.62m (8'7")

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, spaces for fridge/freezer, slimline dishwasher and washing machine, fitted electric oven and four ring electric hob with stainless steel cooker hood above, double glazed window to the front, wood effect laminate flooring, recessed ceiling spotlights, open plan into the dining area.

DINING AREA

3.02m (9'11") x 2.62m (8'7")

With radiator, wood effect laminate flooring, decorative panelled walls, uPVC glazed double doors opening to the rear garden.



FIRST FLOOR

LANDING

With double glazed window to the front, built in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water, access to the loft space.

BEDROOM 1

3.80m (12'6") max x 3.28m (10'9")

A double bedroom with double glazed window to the rear, radiator.

BEDROOM 2

2.62m (8'7") x 2.52m (8'3")

A good-sized bedroom with double glazed window to the rear, radiator and open plan access to a walk-in cupboard which could also be removed, subject to regulations, to enlarge the bedroom size.

WALK-IN CUPBOARD

1.60m (5'3") x 1.18m (3'11")

With fitted light.

BEDROOM 3

2.71m (8'11") max x 2.62m (8'7")

With double glazed window to the front, radiator.

BATHROOM

Fitted with a three-piece suite comprising panelled bath with rainfall shower above and separate hand shower attachment, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, two obscure double-glazed windows to the front, wood effect laminate flooring, recessed ceiling spotlights.



OUTSIDE:

FRONT

The front is approached via a private driveway measuring **16.10m (52'9")** offering parking for at least three vehicles. There is a lawned garden leading to the covered main entrance and a useful outside storage cupboard.

REAR

The rear of the property opens to an enclosed, tiered garden measuring **13.13m (43') x 6.22m (20'4")**. There are paved and lawned levels, enclosed and with a gate giving rear access.

