

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

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

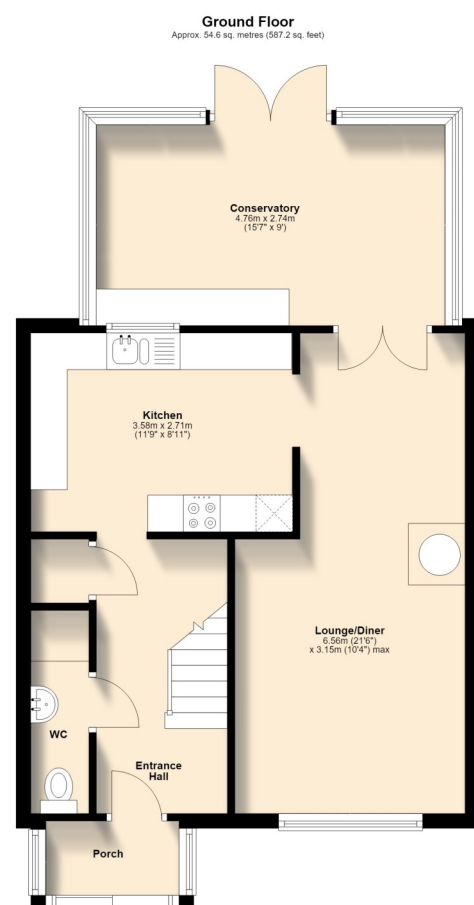
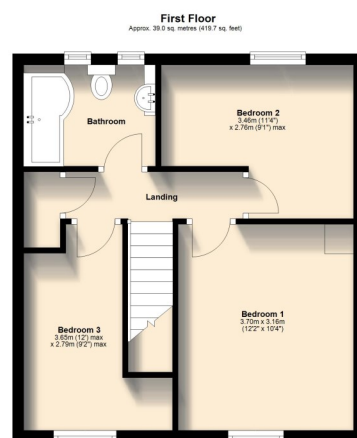
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

29/E/26 5973

Floor Plans...



Further Information...

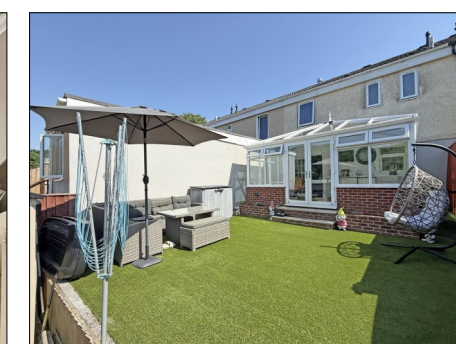
Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before 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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive 2002/91/EC

PLYMOUTH
HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**22 Wythburn Gardens, Estover,
Plymouth, PL6 8TQ**

**THREE BEDROOMS
WELL PRESENTED
FAVoured POSITION
LARGE CONSERVATORY
LOG BURNER
ENCLOSED GARDEN
DRIVEWAY PARKING**

We feel you may buy this property because...
'This well presented home has a large conservatory, enclosed rear garden and driveway parking to the front'

£250,000

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Wimpey No Fines

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Off Road Driveway

Outside Space

Enclosed Garden

Council Tax Band

B

Council Tax Cost 2026/2027

Full Cost: £1,899.22

Single Person: £1,424.42

Stamp Duty Liability

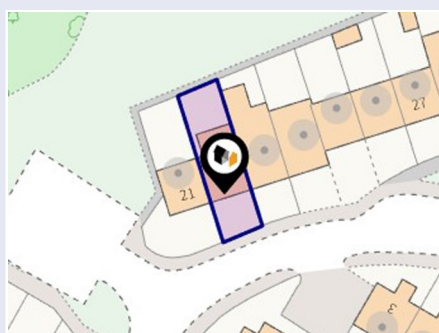
First Time Buyer: Nil

Main Residence: £2,500

Home or Investment

Property: £15,000

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 well presented home is positioned in favourable location, towards the end of a cul de sac and with attractive views to the rear. The accommodation comprises: entrance hall, downstairs wc, lounge/dining room with log burner, modern kitchen, large conservatory, three bedrooms and a modern bathroom. Externally, the property has a driveway proving off road parking to the front and an attractive enclosed garden to the rear. Offered for sale with gas central heating and double glazing, Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises...**GROUND FLOOR**

Double glazed sliding entrance door opening to:

ENTRANCE PORCH

Double glazed windows, mat flooring, uPVC double glazed entrance door opening to:

ENTRANCE HALL

Radiator, coved ceiling, utility cupboard with plumbing for the washing machine a space for a tumble dryer, stairs to the first floor landing, door to:

LOUNGE/DINER**6.56m (21'6") x 3.15m (10'4") max**

Double glazed window to the front, two radiators, wooden floor, coved ceiling, feature log burning stove set on a slate hearth, understairs storage cupboard, open double doors opening to:

CONSERVATORY**4.76m (15'7") x 2.74m (9')**

uPVC double glazed construction with a double glazed roof with vents, wooden floor, radiator, twin doors opening to the garden.

KITCHEN**3.58m (11'9") x 2.71m (8'11")**

Fitted with a matching range of base and eye level units with worktop space above, 1+1/2 bowl ceramic sink unit with a single drainer and



mixer tap, plumbing for dishwasher, space for fridge/freezer, electric oven with a four ring ceramic hob and feature cooker hood above, built-in microwave, space for a wine fridge, glass splashback, double glazed window to the rear, wooden floor, coved ceiling with recessed spotlights.

CLOAKROOM

Suite comprising a wash hand basin and low-level WC, tiled walls, storage shelves, wooden floor.

FIRST FLOOR**LANDING**

Shelved linen cupboard, coved ceiling.

BEDROOM 1**3.70m (12'2") x 3.16m (10'4")**

Double glazed window to the front, radiator.

BEDROOM 2**3.46m (11'4") x 2.76m (9'1") max**

Double glazed window to the rear with attractive open views, radiator.

BEDROOM 3**3.65m (12') max x 2.79m (9'2") max**

Double glazed window to the front, radiator, access to the loft with pull down wooden ladder. The loft is boarded and houses the central heating boiler.

BATHROOM

Modern suite comprising a panelled 'P' shape bath with shower attachment and screen, vanity wash hand basin, low-level WC, tiled walls, heated towel rail, extractor fan, two frosted double glazed windows to the rear, tiled floor.

OUTSIDE -**FRONT**

The front of the property is a driveway with off road parking for 1 vehicle and steps leading down to the front porch.

REARThe rear of the property opens to a North facing enclosed rear garden measuring approximately **6.40m (21") wide x 6.70m (22") long** with an area of artificial lawn, enclosed by fencing and steps leading down to gate which provides access to open parkland behind.