

## Contact us

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## Website

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

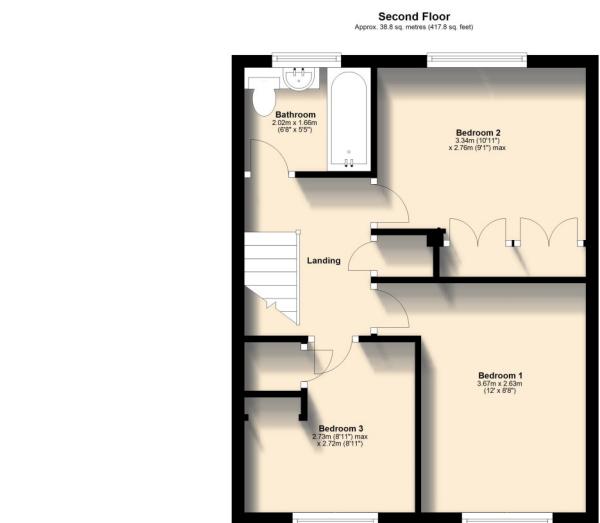
## Opening Hours

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

**Our Property Reference:**  
21/A/26 5858



## 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+) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



## Draft Details – Not Approved & Subject To Change



**10 Carlton Close, Lower Compton, Plymouth, PL3 6JS**

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

‘Of the beautiful presentation, cul-de-sac position and the lovely front outlook.’

**£300,000**

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

**Number of Bedrooms**  
Three Bedrooms

**Property Construction**  
Cavity Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
Driveway and Garage

**Outside Space**  
Enclosed Rear Garden

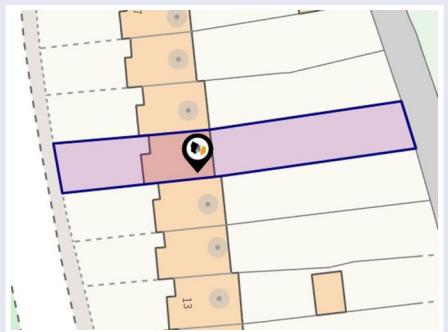
**Council Tax Band**  
C

**Council Tax Cost 2025/2026**  
Full Cost: £2,067.04  
Single Person: £1,550.28

**Stamp Duty Liability**  
First Time Buyer: Nil  
Main Residence: £5,000  
Home or Investment  
Property: £20,000

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 beautifully presented home sits within a cul-de-sac within Lower Compton and enjoys a front outlook towards woodland. Internally the ground floor offers internal access into the garage alongside a utility/downstairs wc. Stairs then rise to a dining area, a beautiful modern fitted kitchen with integrated appliances and a good-sized lounge which enjoys the front outlook. Finally, the second floor has three good sized bedrooms and a modern fitted bathroom suite. Further benefits include double glazing, central heating, and externally there is a double width, brick paved driveway with parking for 3/4 vehicles, a good-sized integral garage and a lovely well presented, tiered rear garden. Close to nearby parkland, Plymouth Homes advise an early viewing to fully appreciate the lovely presentation and location on offer.

#### The Accommodation Comprises...

##### GROUND FLOOR

###### ENTRANCE

With a part glazed entrance door opening into the entrance hall.

###### ENTRANCE HALL

With radiator, stairs rising to the first-floor landing with an under-stairs storage recess, internal door into the garage and door into the utility/downstairs wc.

###### UTILITY/DOWNSTAIRS WC

**2.36m (7'9") x 2.07m (6'9")**

With raised space for washing machine and tumble dryer and fitted with a two-piece suite comprising wall mounted wash hand basin, low-level WC, tiled splashbacks, extractor fan.

###### FIRST FLOOR

From the ground floor stairs rise into the dining area.

###### DINING AREA

**3.23m (10'7") x 2.07m (6'9")**

With radiator, recessed ceiling spotlights, uPVC glazed double doors to the garden, open plan into the kitchen.

###### KITCHEN

**3.29m (10'10") x 2.60m (8'6") max**

A beautiful kitchen, fitted with a matching range of modern wall and base units with worktop space above, floor level LED lighting, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, splashbacks, under-unit lighting, a range of integrated appliances to include fridge, freezer, dishwasher, fitted eye level electric oven and four ring electric hob with feature wall mounted cooker hood above, double glazed window to the rear, recessed ceiling spotlights.



##### LOUNGE

**5.46m (17'11") x 4.08m (13'5")**

A lovely sized reception space with double glazed bow window and separate side window to the front enjoying the outlook towards woodland, coal effect living flame gas fire set within a feature surround, two radiators, coving to ceiling, ceiling rose, concealed stairs rising to the first-floor landing.

##### SECOND FLOOR

###### LANDING

With built in storage cupboard and doors to all rooms.

###### BEDROOM 1

**3.67m (12') x 2.63m (8'8")**

With double glazed window to the front enjoying the outlook towards woodland, radiator.

###### BEDROOM 2

**3.34m (10'11") x 2.76m (9'1") max**

With double glazed window to the rear, radiator, two built in wardrobes.

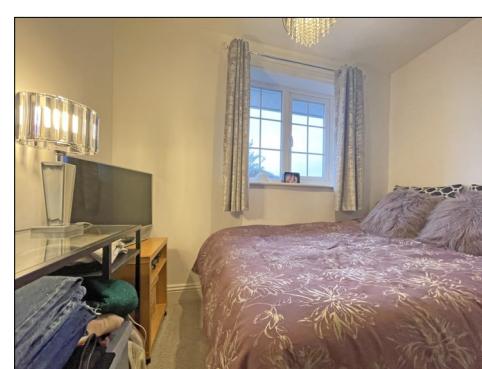
###### BEDROOM 3

**2.73m (8'11") max x 2.72m (8'11")**

With double glazed window to the front enjoying the views, radiator, access to the loft space, open plan storage.

###### BATHROOM

Fitted with a modern three piece suite comprising panelled bath with separate shower above, vanity wash hand basin with cupboard storage below, low-level WC, splashbacks, radiator/towel rail, extractor fan, wall mounted mirrored cabinet, obscure double-glazed window to the rear.



##### OUTSIDE:

###### FRONT

The front of the house is approached via a brick paved, double width private driveway with parking for three/four cars and leading to the garage and the main entrance.

###### REAR

At the rear, the property opens to a well-maintained, tiered garden measuring **17.17m (56'4") in length**. The garden comprises paved and decked levels all enclosed by wooden fencing.

###### GARAGE

**5.17m (16'11") x 3.29m (10'10")**

A good size garage with power and light connected, housing the wall mounted boiler serving the heating system and domestic hot water and with a remote-controlled electric roller door opening to the private driveway.

###### AGENT'S NOTE

The owner informs us that 10 Carlton Close has a right of access across the rear gardens of numbers 8 and 9 Carlton Close to enable rear access to their property.