



32 Solar Crescent, Roborough, Plymouth, PL6 7FN

Guide Price £400,000

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ROBOROUGH PARK ECO HOMES

Roborough Park Eco Homes development is in a great spot on the edge of Dartmoor National Park and yet just 6 miles from Plymouth City Centre. With striking architecture and embracing the latest energy saving technology which includes solar panels, independent heating zones, high efficiency gas boilers, airtight construction, triple glazed windows and high levels of insulation, the houses are sure to reduce your energy bills whilst helping to do your bit for the environment. Roborough Park is a place which suits all kinds of people whether you prefer the country life, town life or a blend of both. Local amenities include two supermarkets and a variety of shops and other services in the village of Roborough and nearby Woolwell, you have a good choice of schools including Bickleigh Down Primary School and Tor Bridge High. Bickleigh Village is also close by with its attractive church and village green. Plymouth is a short drive or a bus journey served by a nearby park and ride. You then have the full range of the city centres shopping, entertainment and sports facilities plus unique features such as the Hoe with views across the outstanding natural harbour there is also Plymouth Barbican Water Front offering a wealth of restaurants, bars and museums. Even though these attractions are conveniently close, it is easy to escape to the great outdoors. The site has its own wood, perfect for short walks at any time and the larger expanse of Plymbridge Woods is also within walking distance.

A deceptively spacious modern link detached house built in 2018 designed with the latest energy saving technology situated in this highly regarded north Plymouth development offering easy access to a host of local amenities. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over three levels and comprises; entrance hall, cloakroom, living room and a modern fitted kitchen/diner with integrated appliances on the ground floor. On the first floor a landing leads to a large w.c., bedroom one and a further lounge (could be used as a fifth bedroom), bedroom one has the benefit of an en-suite shower room whilst the lounge has built in cupboards. On the top floor there are three further bedrooms and a family bathroom.

Externally, to the front there is a driveway providing parking for one vehicle, a garage and adjacent garden. At the rear there is a level westerly facing garden. The property also benefits from triple glazing, energy efficient gas central heating, air tight construction and the remainder of the NHBC certificate. An internal viewing is highly recommended to truly appreciate this wonderful family home.

The living accommodation.

Approached through triple glazed front door to;

ENTRANCE HALL

Stairs to first floor, door to kitchen, door to.

CLOAKROOM

Triple glazed window to front, radiator, low level w.c., wash hand basin, extractor fan.

LIVING ROOM 16'3" X 9'2"

PVCu French door to rear garden, further triple glazed window to rear, radiator, door to.

KITCHEN/DINER 21'5" X 12'11"

Roll edged worksurfaces with white high gloss cupboards and drawers under with matching wall units with under lighting, one and a half bowl sink unit with mixer tap, built in AEG electric oven with four ring hob with extractor hood over, built in washing machine, dishwasher and fridge/freezer, two radiators, cupboard housing gas boiler which serves the hot water and central heating system, triple glazed window to front.



FIRST FLOOR LANDING

Doors to all first floor accommodation, stairs to second floor.

BEDROOM ONE 16'3" X 9'2"

PVCu triple glazed window to rear, radiator, door to.

EN SUITE SHOWER ROOM 8'10" X 3'5"

Comprising tiled shower cubicle, with inset shower, low level w.c, pedestal wash hand basin, part tiled walls, heated towel rail, extractor fan, tripled glazed window to side.

FIRST FLOOR LOUNGE 16'3" X 11'3"

Could be used as a fifth bedroom, two triple glazed windows to front, further window to side, built in wardrobes.

CLOAKROOM

Low level w.c, wash hand basin, radiator, triple glazed window to side.

SECOND FLOOR LANDING

Doors to all second floor accommodation, double glazed Velux window, radiator.

BEDROOM TWO 16'3" X 9'2"

Triple glazed window to rear, radiator.

BEDROOM THREE 15'5" X 8'10"

Triple glazed window to front, radiator.

BEDROOM FOUR 11'3" X 7'1"

Triple glazed window to front, radiator.

BATHROOM 8'10" X 5'1"

Matching suite comprising panelled bath with shower over, low level w.c, wash hand basin, part tiled walls, heated towel rail.

EXTERNALLY

Front- driveway providing parking for one car leads to garage and adjacent garden.

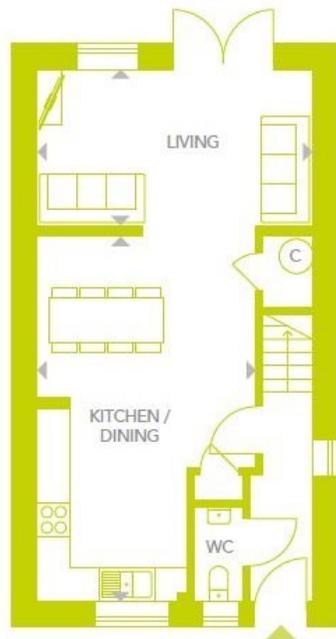
Rear - patio area leads to level westerly facing rear garden enclosed by fence boundaries.

GARAGE

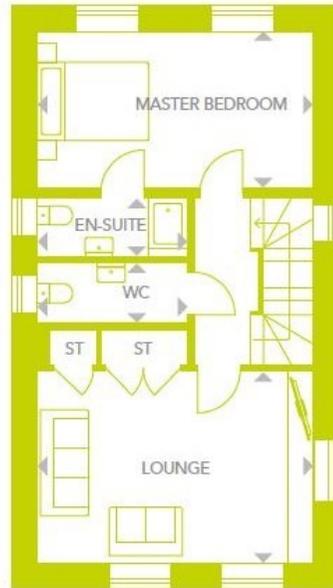
Metal up and over door with power and light connected.



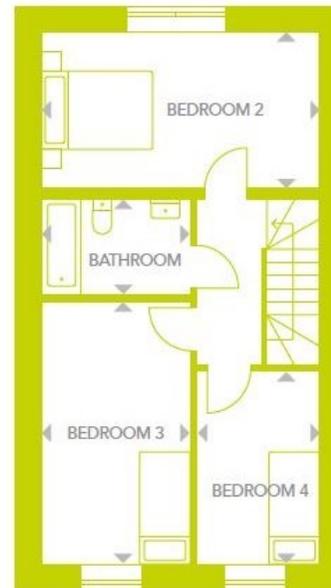




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Total floor area: 141m² | 1518ft²

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with LAWSON.

OUTGOINGS

We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2024/2025 is £2,707.06 with Plymouth City Council. There is also an Estate Management charge of £160 every 6 months. These details are subject to change.

STRICTLY BY APPOINTMENT ONLY

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2022

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