



Highglen Drive, Plymouth  
£310,000

Chase   
Buchanan



# 40 Highglen Drive Plymouth, Devon, PL7 5LA

Well presented link detached family home for sale in Newnham Downs, Plympton.

The accommodation comprises; entrance hallway, downstairs WC, lounge, modern high gloss kitchen/diner, good size conservatory, three bedrooms (2 dbls; 1 sng), ensuite shower room & bathroom.

Outside there is a level westerly facing rear garden, and driveway parking. This property is extremely well-presented throughout and the kitchen is fully fitted with white high gloss units, ample worktop, breakfast bar, and integrated appliances. All the windows and doors are modern upvc, and the conservatory is a great addition to the property and hasn't compromised the size of the garden at all.

The garden is perfect for families, as it is completely level and enclosed. Upstairs, there are three bedrooms, the master bedroom has fitted wardrobes, and an en-suite shower room. The property is very light and airy and ideal for a family or a first home. In the immediate area is Newnham meadow park, allotments, scenic walks across fields and woodlands.

Located a short distance from the property are several popular Schools including Boringdon, Heles, the ridgway high street for shopping, and many more amenities.







- Link detached house in Newnham Downs
- Good size conservatory that runs the full width of the house
- Level westerly facing rear garden
- Garage & parking
- Bedroom 1 has fitted wardrobe and an ensuite shower room
- Downstairs WC
- Spacious kitchen/diner
- Three bedrooms (2 doubles, 1 single)



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



### Miscellaneous items

EPC:  
Council Tax: D  
Utilities: All main services  
Authority:  
Tenure: Freehold  
Lease: Add text here  
Ground Rent: Add text here  
Service Charge: Add text here

### Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

### Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

### Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

### Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

### Ground Floor

Approx. 47.6 sq. metres (512.4 sq. feet)



Total area: approx. 81.7 sq. metres (879.1 sq. feet)

Disclaimer: Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Chase Buchanan Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

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