



Claytonia Close, Plymouth
£290,000



18 Claytonia Close Plymouth, PL6 7EU

Living Room/Dining Area: Tastefully decorated and located towards the rear, it includes two ceiling-mounted light points, a deep understairs cupboard with ample storage, two radiators, wood flooring, coir matting, gas fire point, and opens to a wonderful, private garden space through a large uPVC sliding door.

Stairs Rise To The First Floor Landing: An airy staircase with new plush carpet flooring, and a new ceiling-mounted smoke alarm leads to...

Bedroom One: A generous double with a misty mountain wall mural, double plug points, dual-aspect double-glazed windows to the rear with views over the pretty garden, radiators, TV aerial point, and telephone/internet point. A recess space for a triple-wide wardrobe and plush carpet flooring...

Main Bathroom: A modern fitted bathroom featuring a mains shower above the bath with a second rainfall shower head, a wall-mounted Bluetooth speaker mirror with a touchless mood-changing light and shaver/USB points, a square vanity sink with a mixer tap over and storage cupboard under, and a tiled shelf surround. Full-height heated towel rail, toilet with an integrated wall-mounted flush panel, side-tap bath with a glass shower screen, and luxury vinyl flooring.

Bedroom Two: Light and bright double with a built-in open railing clothes hanging system (think New York loft-space inspired...) and plush carpet flooring.

Stairs Rise To The Second Floor Landing: An airy staircase with a vaulted ceiling, new plush carpet flooring, a new ceiling-mounted smoke alarm, and an airing cupboard with shelving, which also houses the water tank and emergency immersion heater leads to...

Bedroom Three with Dressing Room & En-Suite: An exceptional master bedroom that exudes indulgence with a French Polynesia-inspired pink palm tree wall mural, complete with a dressing room and modern fitted ensuite to match the main bathroom. It includes a single sliding door corner shower, a Bluetooth speaker mirror with a mood-changing light and shaver/USB points, a square vanity sink with a mixer tap over and storage cupboard, a wide heated towel rail, a toilet with an integrated wall-mounted flush panel, and luxury vinyl flooring — undoubtedly a space with the wow factor.

Garden: The rear garden has undergone a significant transformation, becoming a beautifully landscaped and relaxing area with mature shrubs and flowers. An outside weatherproof electricity point and two patios with a wooden security gate lead to..

Car Port & Garage: A covered carport to store bins and parking for one vehicle. Directly opposite is a garage with a roller door, high roof space, and wall-mounted racking and cupboards for storage. There's a defined parking space directly in front for one vehicle.





Location: Roborough is situated just beyond the northern limits of Plymouth along the main road to Tavistock, merely 6 miles from the city center. Its prime allure lies in its proximity to Dartmoor National Park, making it an ideal location for those who appreciate the countryside, city life, or a harmonious blend of both. Local conveniences encompass two supermarkets and an array of shops and services in Roborough village and nearby Woolwell. The area boasts various schooling options, including Bickleigh Down Primary School and Tor Bridge High.

Bickleigh Village, with its charming church and village green, is in close proximity. Plymouth is easily accessible by a short drive or a bus ride facilitated by a nearby park and ride. This opens up a plethora of city-center offerings, including shopping, entertainment, and sports facilities. Notable landmarks like the Hoe, providing panoramic views of the remarkable natural harbor, and the Plymouth Barbican Waterfront, featuring a rich selection of restaurants, bars, and museums, are within reach.

Despite these urban attractions, escaping to nature is effortlessly achievable. The locale boasts its own wood, perfect for leisurely walks, and the expansive Plymbridge Woods is also within walking distance, offering a larger natural retreat.



Miscellaneous items

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

Agents Notes

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Independent Mortgage Advice

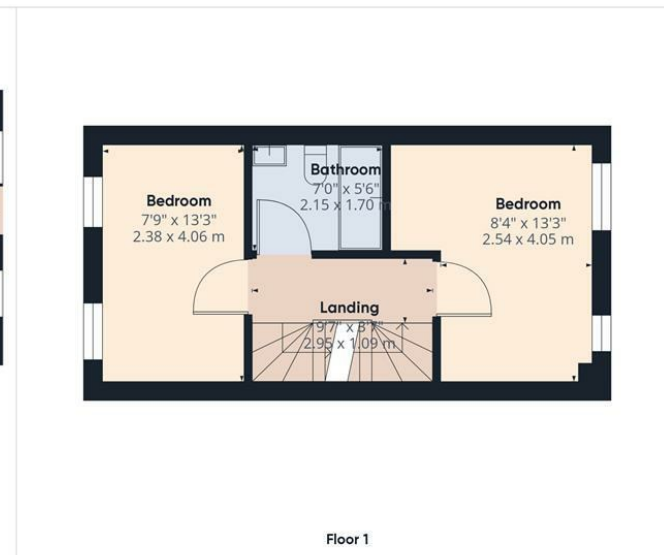
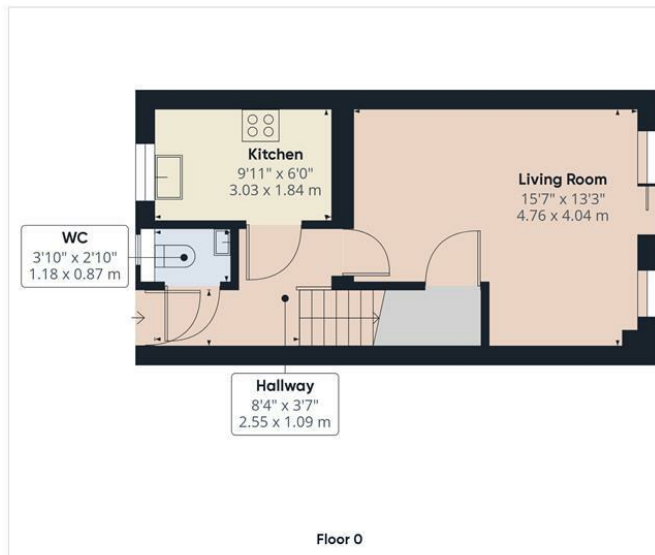
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- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

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Approximate total area^m

921.16 ft²

85.58 m²

Reduced headroom

29.62 ft²

2.75 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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