



Tavistock Road, Plymouth
£325,000



398 Tavistock Road Plymouth, Devon, PL6 7HF

Situated north of the city and within easy reach of Derriford Hospital, local amenities, and Dartmoor, this extremely spacious five-bedroom semi-detached home is offered with no onward chain.

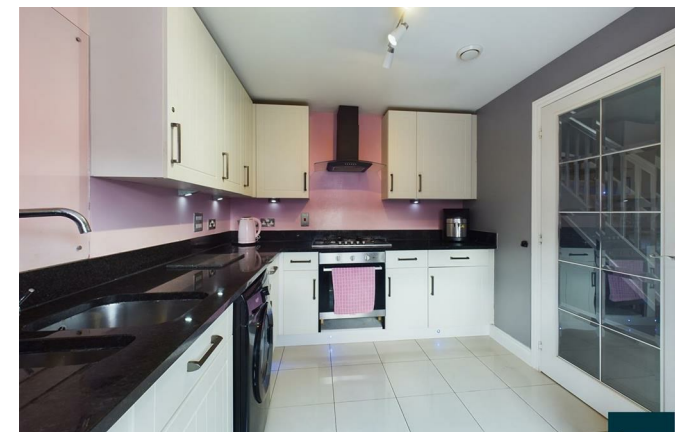
Upon entering the property, you are welcomed by a wide hallway that immediately sets a warm and inviting tone.

The first door on your left leads to a modern fitted kitchen, featuring an integrated electric oven, gas hob, extractor fan with hood, granite worktop, and ample wall and base storage units. The second door on the left takes you to a contemporary wet room, complete with a shower, low-level WC, heated towel rail, and wash hand basin. Further down the hallway, you'll find a roomy living room with floor tiles that extend from the hallway, creating a cohesive modern look. Beyond the living room is a conservatory, providing additional living space.

On the first floor, a large hallway leads to the master bedroom, which boasts twin windows allowing plenty of natural light. Additionally, there is a large modern bathroom and a double bedroom currently used as a craft room. The second floor houses three further bedrooms, with the largest featuring full-length modern fitted wardrobes. A modern shower room on this floor echoes the high-quality finish of the other bathrooms.

The loft area has been fully boarded and converted into a versatile space ideal for hobby enthusiasts. Externally, the property includes a level, well-maintained garden at the front and a fully enclosed low-maintenance garden at the rear, with side and rear access. Beyond the rear garden, you'll find allocated parking and visitor parking.

This exceptional property is a must-see. Viewing is highly recommended.





- Spacious semi-detached house
- Popular location
- 5-bedroom
- 3-bathrooms/shower rooms
- Allocated off-road parking
- NO ONWARD CHAIN
- Well presented throughout
- Versatile living space
- Large boarded loft



Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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

England & Wales EU Directive 2002/91/EC

Miscellaneous items

EPC: C
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

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.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

VALIDATION CERTIFICATE

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 requires estate agents to ensure that sales particulars are true and accurate. If the draft sales particulars are inaccurate in any way please return them with any necessary amendments. If any of the information in the sales particulars change in the future it is important you notify us.

Please sign this confirmation as soon as possible, as we will not be able to market your property until we receive this form back and signed by you.

NAME AND ADDRESS OF SELLER(S)

DATE: SIGNATURE:



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