



Luscombe Maye

Since 1873

# 9 Parks Drive, Staddiscombe, Plymstock PL9 9FG

Guide Price £400,000 - £425,000

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## DESCRIPTION

This beautifully presented detached home is located in the popular Staddiscombe area of Plymstock. The property is generously proportioned, light and airy and benefits from a double garage, off-road parking for several vehicles as well as a low maintenance enclosed rear garden. An internal inspection is highly recommended in order to appreciate all that this home has to offer.

## SERVICES

All mains services are connected to the property.

## TENURE

Freehold.

## LOCAL AUTHORITY & COUNCIL TAX BAND

South Hams District Council. Band E.

## VIEWINGS

Viewings strictly by appointment with Luscombe Maye Yealmpton | [yealmpton@luscombemaye.com](mailto:yealmpton@luscombemaye.com) | 01752 880044.



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Approximate Gross Internal Floor Area = 130.4 sq m / 1404 sq ft  
 Garage Area = 28.0 sq m / 302 sq ft  
 Total Area = 158.4 sq m / 1706 sq ft

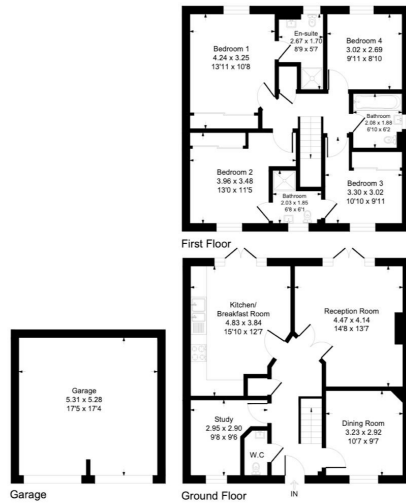


Illustration for identification purposes only, measurements are approximate, not to scale.

- Detached Family Home
- 4 Double Bedrooms
- 3 Bath/Shower Rooms & Downstairs Cloakroom
- Fully enclosed Rear Garden
- Beautifully presented throughout
- Double Garage and Generous Off-Street Parking
- Downstairs Study/Bedroom 5
- Countryside Views
- Double Glazing & Gas Central Heating
- EPC C78



### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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