



41 Greenacres, Plymstock PL9 7EW

Guide Price £295,000



This beautifully presented three bedroom detached family home is ideally located in a quiet residential neighbourhood perfect for families and professionals alike. Thoughtfully maintained throughout, the property offers a comfortable blend of modern living and homely charm.

The ground floor boasts a bright and airy living room with large windows allowing natural light to flood in, a separate modern kitchen with ample storage and workspace, combined with the convenience of dining/family area ideal for entertaining and family time.

Upstairs, you'll find three well-proportioned bedrooms, including the generous main bedroom with walk-in bay window, a second double bedroom, and a third bedroom perfect as a nursery, home office or guest room. A stylish family shower room completes the first floor.

Outside, the property features a private rear garden, with lawn and deck — perfect for outdoor dining and family play — as well as garage for additional storage.

This home is ideally situated close to local schools, parks, shops, and transport links, offering both peace and practicality in equal measure.

Early viewing is highly recommended — don't miss the opportunity to make this delightful property your new home.



Material Information

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide, along with the title document. If available, please scan the QR code or click the link to access the additional online material information. Alternatively you can contact our team for this information.

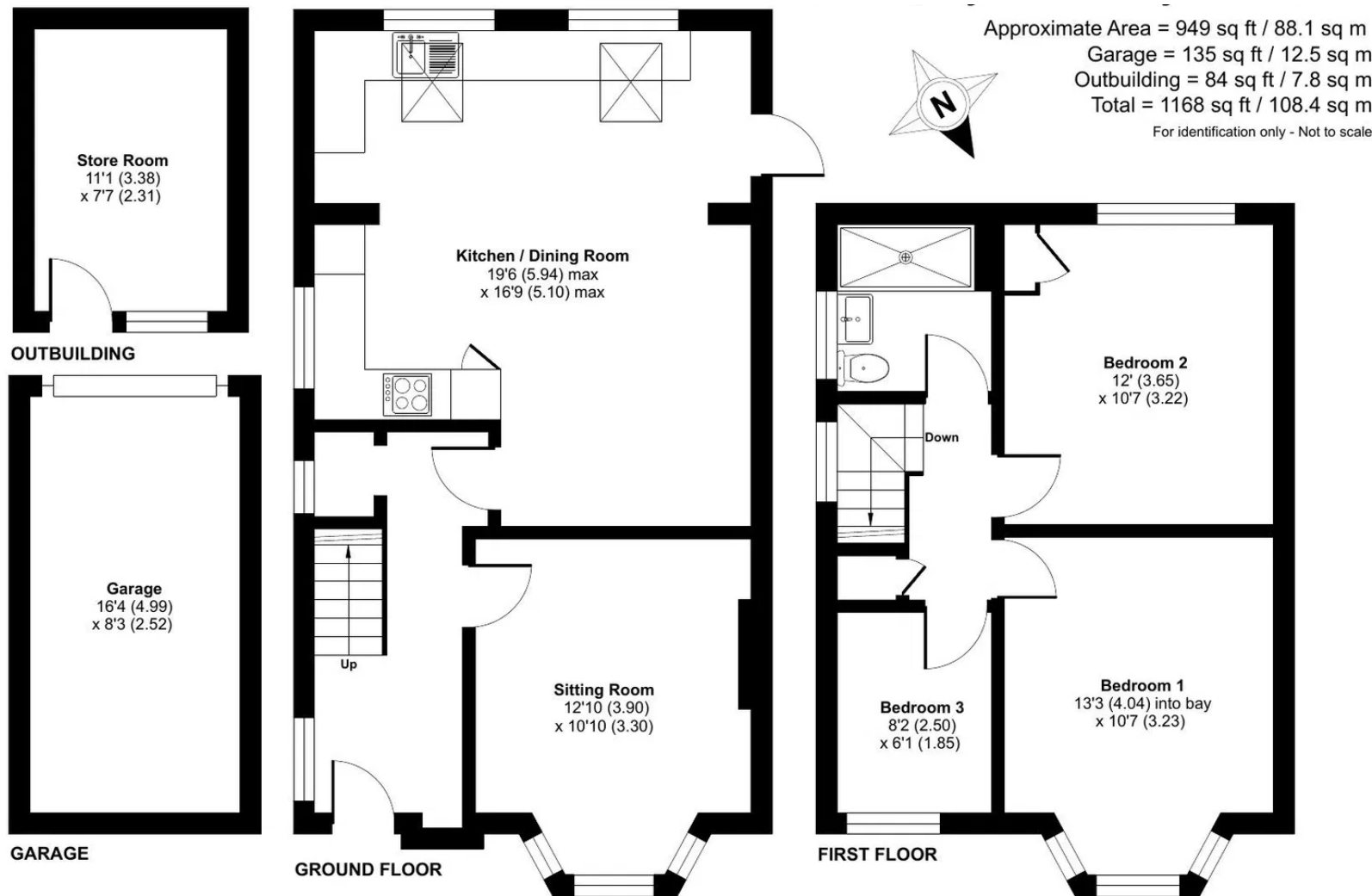
Verified Material Information

- Verified Material Information
- Council Tax band: D
- Tenure: Freehold
- Property type: House
- Property construction: Standard brick and block construction
- Energy Performance rating:
- Number and types of room: 3 bedrooms, 1 bathroom, 1 reception
- Electricity supply: Mains electricity
- Solar Panels: No
- Other electricity sources: No
- Water supply: Mains water supply
- Sewerage: Mains
- Heating: Mains gas-powered central heating is installed. The system was installed on 26 Nov 2020.
- Heating features: Double glazing
- Broadband: FTTP (Fibre to the Premises)
- Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good
- Parking: On Street and Garage
- Building safety issues: No
- Restrictions - Listed Building: No
- Restrictions - Conservation Area: No
- Restrictions - Tree Preservation Orders: None
- Public right of way: Yes: Foot path out the front between from garden and another patch of garden
- Long-term area flood risk: No
- Historical flooding: No
- Flood defences: No
- Coastal erosion risk: No
- Planning permission issues: No
- Accessibility and adaptations: None
- Coal mining area: No
- Non-coal mining area: Yes
- Loft access: Yes - insulated and boarded, accessed by: Ladder

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Luscombe Maye. REF: 1355335



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