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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

30/A/22 5122



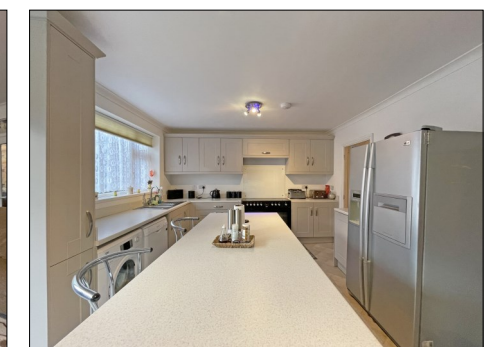
Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England, Scotland & Wales		

EU Directive 2002/91/EC

PLYMOUTH HOMES ESTATE AGENTS



67 Little Dock Lane, Honicknowle, Plymouth, PL5 2LW

- DECEPTIVELY SPACIOUS
- FOUR BEDROOMS
- LARGE LOUNGE
- KITCHEN/BREAKFAST ROOM
- 5/6 CAR DRIVEWAY
- PRIVATE SOLAR PANELS
- NO ONWARD CHAIN

We feel you may buy this property because...
 'The particularly spacious accommodation would ideally suit a large or growing family.'

£325,000

www.plymouthhomes.co.uk

Number of Bedrooms

Four Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Private Driveway

Outside Space

West Facing Garden

Council Tax Band

C

Council Tax Cost 2023/2024

Full Cost: £1,876.95

Single Person: £1,407.71

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £3,750

Second Home or Investment
Property: £13,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

What3words Location

///obey.latter.keys

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 50Mbps

Introducing...

This truly unique and substantial detached home offers particularly spacious accommodation over three floors and would make the perfect family home. Internally the ground floor accommodation offers a large lounge with wood burner, separate dining area, feature sized kitchen/breakfast room incorporating a further seating/family area. The first floor offers three bedrooms (two doubles) and the family bathroom while the second floor opens to the main double bedroom with an en-suite shower room and walk in wardrobe. Further benefits include a utility and downstairs WC, off road parking for 5/6 cars, an enclosed rear garden, double glazing, central heating and privately owned solar panels to help lower energy bills. Offered for sale with no onward chain Plymouth Homes advise an early viewing to fully appreciate the size of this deceptive detached home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A part glazed uPVC door with side windows opens into the entrance hall.

ENTRANCE HALL

With radiator, coving to ceiling, ceiling rose, stairs rising to the first floor landing with an under-stairs storage cupboard and door opening into the dining area.

DINING AREA

3.32m (10'11") x 2.27m (7'5")

With double glazed window to the side, radiator, coving to ceiling, ceiling rose, understairs storage cupboard, doors into the lounge and the kitchen/breakfast room.

LOUNGE

7.70m (25'3") max x 3.68m (12'1") max

A lovely sized reception room with double glazed bay window to front, two radiators, coving to ceiling, ceiling rose, feature wood burning stove, double doors opening into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

7.45m (24'5") max x 5.45m (17'11") max

This particularly spacious room is a feature of the property and incorporates the kitchen/breakfast area and a further large seating/reception area with bifold doors opening onto the rear garden. The kitchen is fitted with a matching range of modern base and eye level units with soft closing drawers and doors with worktop space above, central island unit incorporating a breakfast bar, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, splashbacks, spaces for fridge/freezer, dishwasher, washing machine and range cooker, pull out cooker hood above, double glazed window to the rear, wall lights, coving to ceiling, door opening into the utility.

UTILITY

1.85m (6'1") x 1.40m (4'7")

With plumbing for washing machine, double glazed window to the front, coving to ceiling, wall mounted boiler serving the heating system and domestic hot water, uPVC



half glazed door opening to the side of the property and door opening into the downstairs wc.

DOWNSTAIRS WC

Fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, extractor fan and coving to ceiling.

FIRST FLOOR

LANDING

With double glazed window to the side and stairs rising to the second-floor landing.

BEDROOM 2

3.48m (11'5") x 3.35m (11') max

A double bedroom with double glazed bay window to the front, radiator and picture rail.

BEDROOM 3

3.66m (12') x 2.75m (9')

A second double bedroom with double glazed window to the rear, built in wardrobe with inset radiator, radiator, wood effect laminate flooring, wall lights, coving to ceiling, ceiling rose, radiator.

BEDROOM 4

2.28m (7'6") x 2.17m (7'2")

A single bedroom with double glazed window to the front, radiator.

BATHROOM

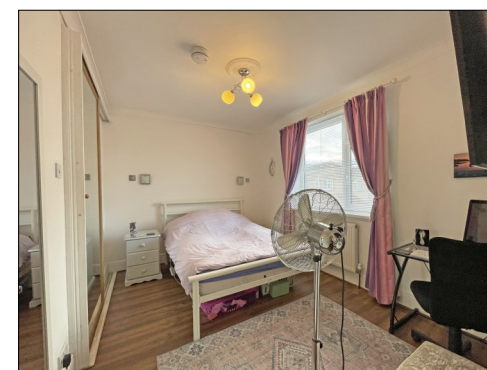
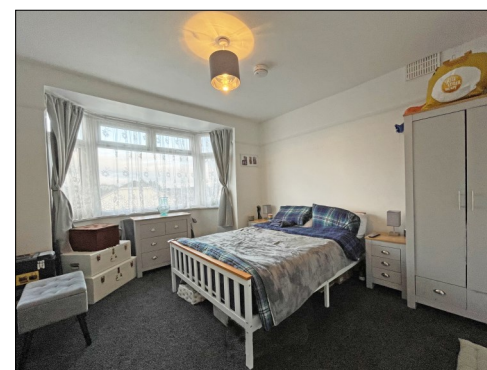
1.87m (6'2") x 1.57m (5'2")

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, pedestal wash hand basin, low-level WC, tiled surround, extractor fan, obscure double glazed window to the rear, radiator.

SECOND FLOOR

LANDING

With coving to ceiling, built in storage cupboard and door to



bedroom 1.

BEDROOM 1

4.10m (13'5") x 2.87m (9'5")

A good-sized double bedroom with double glazed window to the rear, radiator, doors into the en-suite and walk-in-wardrobe.

EN-SUITE

Fitted with a three-piece suite comprising vanity wash hand basin with cupboard below, low level wc, shower area with fitted electric shower above, electric fan heater, extractor fan.

WALK-IN WARDROBE

With sloping ceiling, lighting and door into eaves storage space.

OUTSIDE:

FRONT

The front of the property is approached via a private driveway with parking for five/six vehicles and leading to the main entrance. To either side of the property there are gates and pathways leading onto the rear.

REAR

The rear garden is westerly facing and measures **10.44m (34'3") max in width x 7.32m (24') max in length**. Adjoining the property is a seating area which rises to a decked and lawned area with pergola. The garden is enclosed by wall and fencing, has an external power point and also gives access is given to a timber shed measuring **3.64m (11'11") in length x 1.77m (5'9") in width** with window to the side. To the left side of the house there is also a timber greenhouse/potting shed.

SOLAR PANELS

The property benefits from privately owned solar panels which help the homeowner to lower energy bills. The panels give the homeowner the use of the free electricity generated with any surplus then able to be sold on to the chosen energy provider. For 2022 the homeowner informs us the solar panels generated approximately £750 of income.