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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

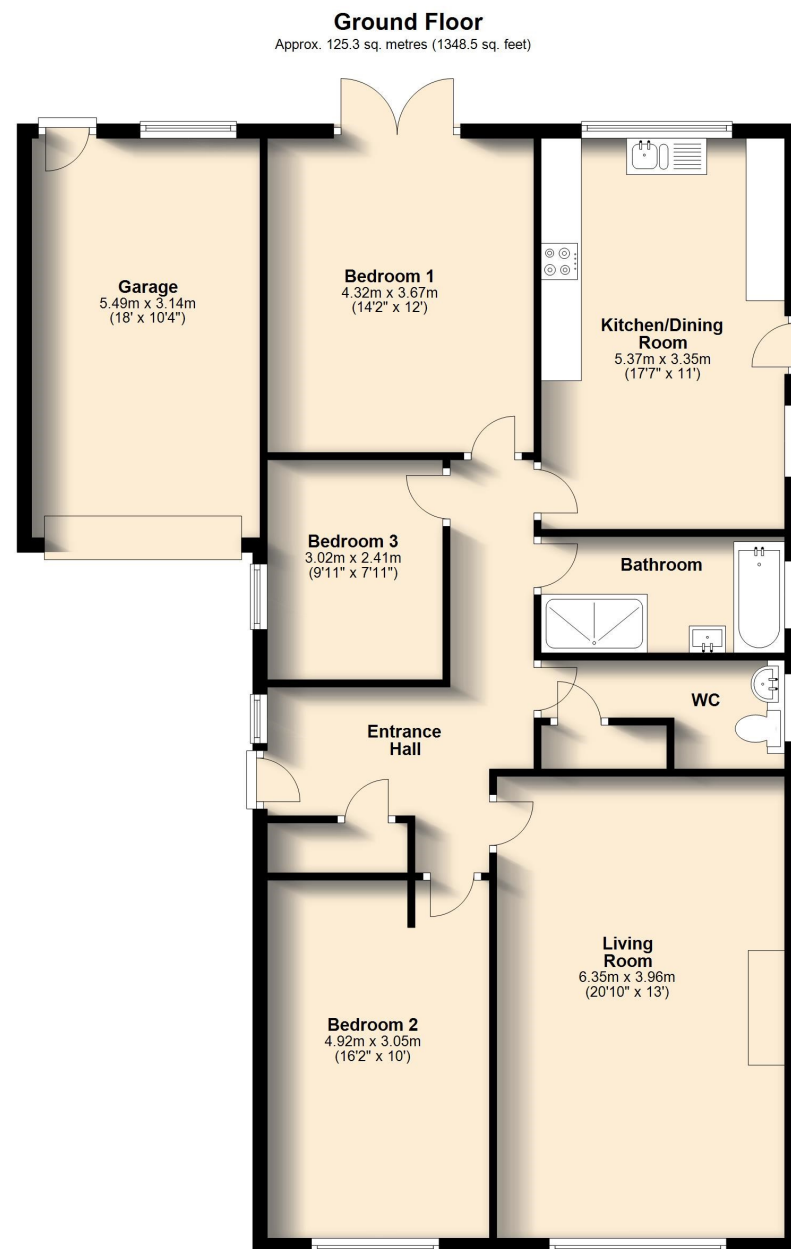
(Central Plymouth Office Only)

Our Property Reference:

14/B/24 5385



Floor Plans...



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.

PLYMOUTH
HOMES ESTATE AGENTS



**21 Briarleigh Close, Mainstone,
Plymouth, PL6 8RT**

**CUL-DE-SAC LOCATION
BEAUTIFULLY PRESENTED
SPACIOUS ACCOMMODATION
THREE BEDROOMS
PRIVATE DRIVE & GARAGE
ENCLOSED REAR GARDEN**

We feel you may buy this property because...
'Of the ever popular location and spacious, well presented accommodation on offer.'

£400,000

www.plymouthhomes.co.uk

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		

EU Directive 2002/91/EC

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Driveway and Garage

Outside Space

Rear Garden

Council Tax Band

E

Council Tax Cost 2023/2024

Full Cost: £2,580.79

Single Person: £1,935.59

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £7,500

Second Home or Investment

Property: £19,500

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

What3words Location[///safely.horns.direct](https://safely.horns.direct)**Flood Risk Summary**

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

Introducing...

This well presented and spacious detached bungalow is located within a cul-de-sac within Mainstone. Internally the accommodation boasts a large living room, kitchen/dining room, three good sized bedrooms, bathroom and separate wc. Further benefits include double glazing, central heating and externally there is a private driveway to garage and a well maintained and enclosed rear garden. Plymouth Homes advise an early viewing to fully appreciate the position and size on offer within this beautiful property.

The Accommodation Comprises...**GROUND FLOOR****ENTRANCE**

Entry is via a uPVC part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With obscure double-glazed window to the side, radiator, coving to ceiling, access to the loft space.

LIVING ROOM**6.35m (20'10") x 3.96m (13')**

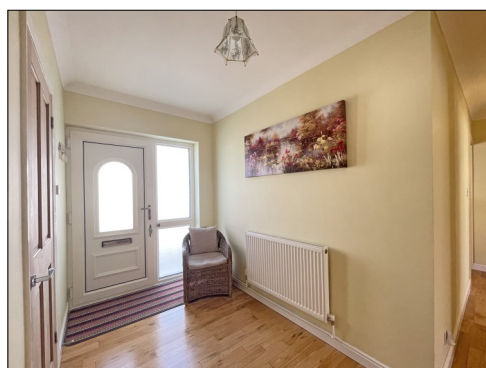
A lovely spacious reception room with double glazed window to the front, coal effect gas fire set within a feature surround, radiator, wall lights, coving to ceiling.

KITCHEN/DINING ROOM**5.37m (17'7") x 3.35m (11')**

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge/freezer, slimline dishwasher and washing machine, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed windows to the side and rear, wood effect laminate flooring, uPVC glazed door opening to the side of the bungalow.

BEDROOM 1**4.32m (14'2") x 3.67m (12')**

A lovely sized double bedroom with radiator and uPVC glazed double doors with windows above opening to the rear garden.

**BEDROOM 2****4.92m (16'2") x 3.05m (10')**

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

BEDROOM 3**3.02m (9'11") x 2.41m (7'11")**

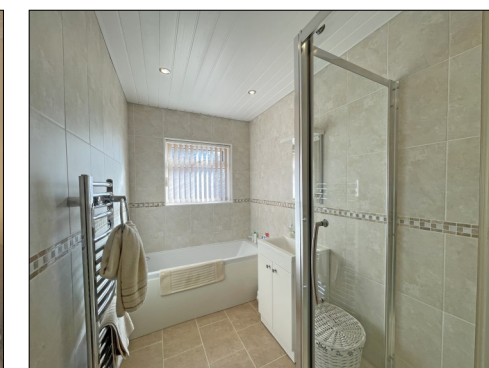
A good sized third bedroom with double glazed window to the side, radiator, wood flooring, coving to ceiling.

WC

With obscure double-glazed window to the side and fitted with a two-piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, radiator, tiled flooring, dado rail, built in storage cupboard.

BATHROOM**3.35m (11') x 1.60m (5'3")**

Fitted with a three-piece suite comprising panelled bath, vanity wash hand basin with cupboard storage below, double shower enclosure with fitted shower above, tiled surround, radiator/towel rail, extractor fan, wall mounted mirror with inset shaver point and light, obscure double-glazed window to the side, tiled flooring, recessed ceiling spotlights.

**OUTSIDE:****FRONT**

The property occupies a good-sized plot, approached from the front via a brick paved private driveway measuring **16.03m (52'7")** and leading to the side entrance and the garage. The front garden has artificial lawn with a paved area and gravelled borders. To the right side a pathway and gate lead onto the rear.

REAR

The rear opens to an enclosed and well-maintained garden measuring **11.74m (38'6") in width x 14.05m (46') in length**. Adjoining the bungalow is a paved seating area giving rear access to the garage and with steps rising to a lawned garden area with flower borders and leading to a second paved patio, all enclosed by fence and hedged borders.

GARAGE**5.49m (18') x 3.14m (10'4")**

With obscure double-glazed window to the rear, up and over door, light and power, uPVC half glazed door opening to the rear garden.