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Website

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Opening Hours

Monday - Friday
9.15am—5.30pm

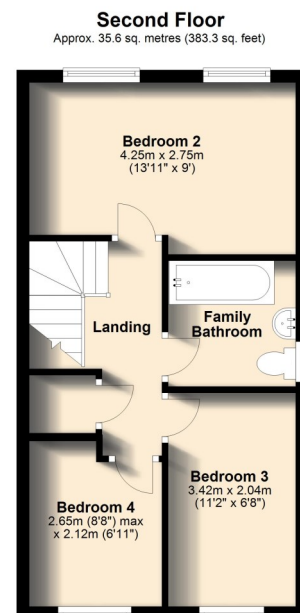
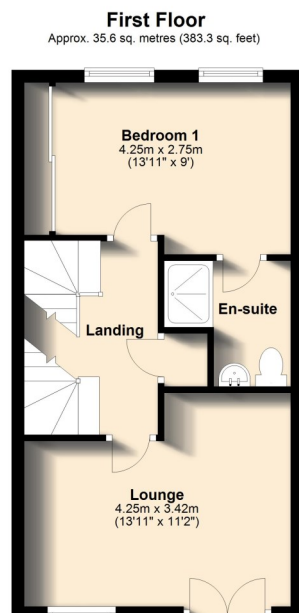
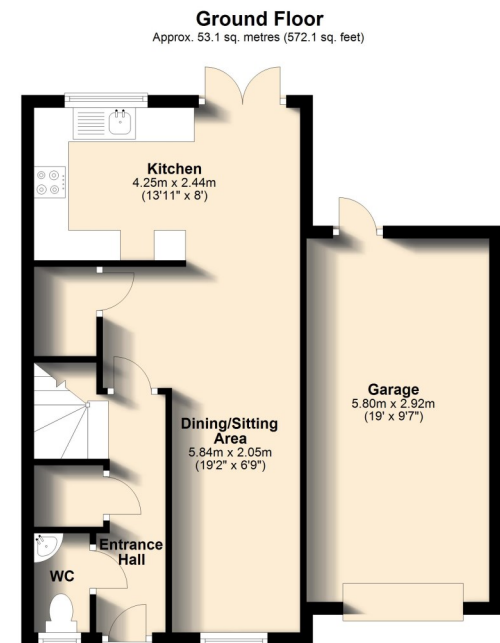
Saturday

9.00am—4.00pm

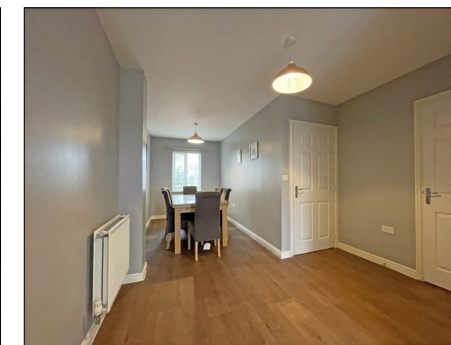
(Central Plymouth Office Only)

Our Property Reference:

16/B/24 5389



PLYMOUTH
HOMES ESTATE AGENTS



**61 Kilmar Street, Plymstock,
Plymouth, PL9 7FJ**

POPULAR LOCATION
FOUR BEDROOMS
DINING/SEATING AREA
FIRST FLOOR LOUNGE
LARGE REAR GARDEN
DRIVE & GARAGE

We feel you may buy this property because...
'Of the versatile accommodation and lovely large rear garden.'

£325,000

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 | | | |

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 and Garage

Outside Space

Large Garden

Council Tax Band

D

Council Tax Cost 2023/2024

Full Cost: £2,111.56

Single Person: £1,583.69

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

///tides.violin.strict

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 200Mbps

Introducing...

This deceptively spacious, modern home is located within the popular Saltram Meadows estate and boasts a larger than average private garden. Internally the accommodation offers a versatile seating/dining room, modern kitchen, first floor lounge, four bedrooms, en-suite, family bathroom and a downstairs wc. Further benefits include double glazing, central heating and externally there is a private driveway to garage. Plymouth Homes advise an early viewing to appreciate this lovely family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A part glazed entrance door opens to the entrance hall.

ENTRANCE HALL

With radiator, stairs rising to the first-floor landing and a built-in storage cupboard.

DOWNSTAIRS WC

1.59m (5'2") x 0.89m (2'11")

With obscure double-glazed window to the front and fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, extractor fan, tiled splashbacks, radiator.

DINING/SITTING AREA

5.84m (19'2") x 2.05m (6'9")

A spacious and versatile room offering potential for a dining and seating area. The dining area has a double-glazed window to the front, two radiators. While the seating area has an understairs storage cupboard and is open plan into the Kitchen.

KITCHEN

4.25m (13'11") x 2.44m (8')

Fitted with a matching range of base and eye level units with worktop space above, 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 and washing machine, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed window to the rear and uPVC glazed double doors opening onto the garden.

FIRST FLOOR

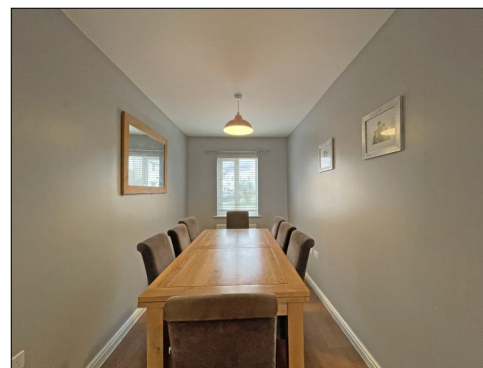
LANDING

With stairs rising to the second-floor landing, built in storage cupboard.

LOUNGE

4.25m (13'11") x 3.42m (11'2")

With double glazed window to the front, radiator, glazed double doors with Juliet balcony opening to the front.



BEDROOM 1

4.25m (13'11") x 2.75m (9')

A good-sized double bedroom with two double glazed windows to the rear, built-in wardrobes, radiator, door opening into the en-suite.

EN-SUITE

Fitted with a three-piece suite comprising pedestal wash hand basin, recessed shower enclosure with fitted shower above, low-level WC, tiled splashbacks, extractor fan, radiator.

SECOND FLOOR

LANDING

With built in storage cupboard.

BEDROOM 2

4.25m (13'11") x 2.75m (9')

Another good-sized double bedroom with two double glazed windows to the rear, radiator.

BEDROOM 3

3.42m (11'2") x 2.04m (6'8")

With double glazed window to the front, radiator.

BEDROOM 4

2.65m (8'8") max x 2.12m (6'11")

With double glazed window to the front, radiator.

FAMILY BATHROOM

2.04m (6'8") x 2.01m (6'7")

Fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, obscure double-glazed window to the side, radiator.



OUTSIDE:

FRONT

The property occupies a larger than average plot, approached from the front via a gravelled garden area with paved pathway to the covered entrance. To the right-side private driveway with parking for one vehicle leads to the garage.

REAR

A larger than average and private garden measuring **10.83m (35'6") max in width x 11.58m (38') max in length**. The garden comprises paved patio and artificial lawn with a flower border and all enclosed by fencing. From the patio rear access is given to the garage.

GARAGE

Measuring **5.80m (19') x 2.92m (9'7")** with power and light connected, up and over garage door to the driveway and pitched roof space with potential for storage.

AGENT'S NOTE

We're informed there is an estate charge of £180 per annum for the maintenance of the communal areas.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.

AGENT'S NOTE

Please note this property is currently leasehold and the vendors have agreed to transfer the property to freehold during the sales process before completion.

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