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Email Us

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Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday
 9.15am—5.30pm

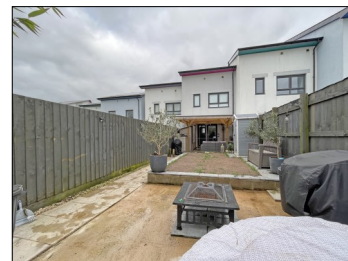
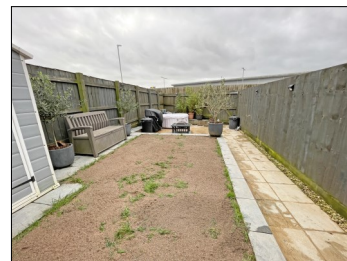
Saturday

9.00am—4.00pm

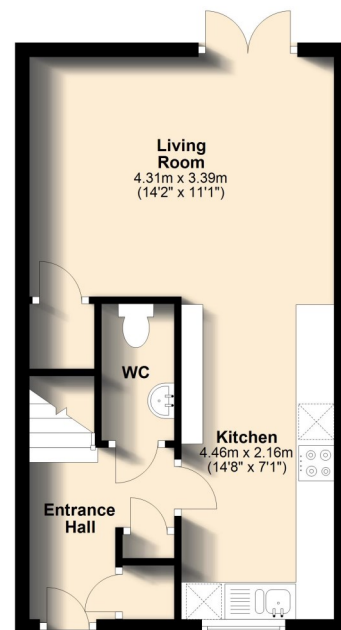
(Central Plymouth Office Only)

Our Property Reference:

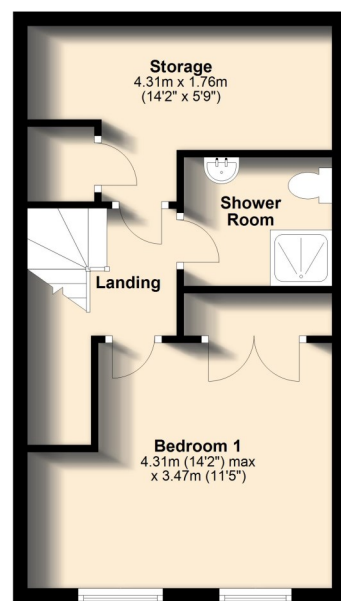
14/B/24 5388



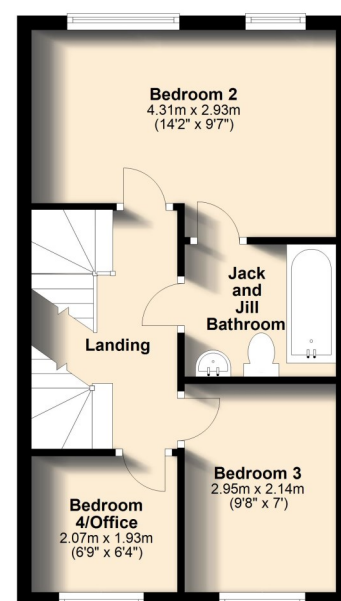
Ground Floor
 Approx. 34.3 sq. metres (368.7 sq. feet)



Second Floor
 Approx. 34.3 sq. metres (368.7 sq. feet)



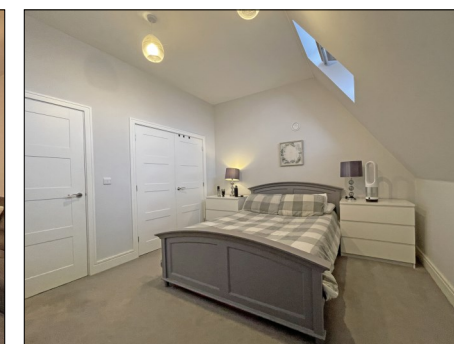
First Floor
 Approx. 34.3 sq. metres (368.7 sq. feet)



PLYMOUTH HOMES ESTATE AGENTS



Draft Details – Not Approved & Subject To Change



**11 Solar Crescent, Derriford,
 Plymouth, PL6 7FN**

**MODERN ECO-HOME
 BEAUTIFULLY PRESENTED
 FOUR BEDROOMS
 DOWNSTAIRS WC
 TWO PARKING SPACES
 SOUTH FACING GARDEN**

*We feel you may buy this property because...
 'Of the popular residential location and beautiful presentation on offer
 within this lovely, energy efficient home.'*

£309,950

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.

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

Traditional Construction

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Two Parking Spaces

Outside Space

South 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: £2,997.50

Second Home or Investment

Property: £12,296

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

What3words Location

///gently.type.beyond

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 220Mbps

Introducing...

This terraced home is designed to embrace the latest energy saving technology to help lower energy bills. Internally the accommodation offers a modern kitchen with integrated appliances, living room, four bedrooms, family bathroom, separate shower room and a downstairs wc. Further benefits include triple glazed windows, central heating, a south facing rear garden with all-weather gazebo and there are two parking spaces. Located within a popular residential location, close to shops and amenities, Plymouth Homes advise an early viewing to appreciate this lovely modern home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With radiator, wood effect laminate flooring, stairs rising to the first-floor landing, two built in storage cupboards one housing the mounted boiler serving the heating system and domestic hot water.

DOWNSTAIRS WC

Fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, extractor fan, tiled splashbacks, radiator, tiled flooring.

KITCHEN

4.46m (14'8") x 2.16m (7'1")

Fitted with a matching range of modern base and eye level units with worktop space above, under unit lighting, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, a range of integrated appliances to include dishwasher, washing machine, fitted electric double oven, four ring gas hob with stainless steel cooker hood above, space for American style fridge/freezer, tripple glazed window to the front, wood effect laminate flooring, recessed ceiling spotlights, open plan to the living room.

LIVING ROOM

4.31m (14'2") x 3.39m (11'1")

With radiator, wood effect laminate flooring, understairs storage cupboard, uPVC triple glazed double doors opening onto the garden.

FIRST FLOOR

LANDING

With stairs to the second-floor landing.

BEDROOM 2

4.31m (14'2") x 2.93m (9'7")

A lovely sized double bedroom with two triple glazed windows to the rear, radiator, door into the Jack & Jill bathroom.

JACK AND JILL BATHROOM

2.14m (7') x 1.87m (6'2")

Fitted with a three-piece suite comprising panelled bath with separate shower above, shower screen, wall mounted wash hand basin, low-level WC, tiled surround, radiator/towel rail, extractor fan, wall mounted mirror, wall mounted medicine cabinet, tiled flooring, recessed ceiling spotlights, door opening to the landing.



BEDROOM 3

2.95m (9'8") x 2.14m (7')

With triple glazed window to the front, radiator.

BEDROOM 4/OFFICE

2.07m (6'9") x 1.93m (6'4")

With triple glazed window to the front, radiator.

SECOND FLOOR

LANDING

With radiator.

BEDROOM 1

4.31m (14'2") max x 3.47m (11'5")

A lovely large bedroom with vaulted ceiling, two skylight windows to the front, radiator, built in double wardrobe.

SHOWER ROOM

2.10m (6'11") x 1.82m (6')

Fitted with a three-piece suite comprising shower cubicle with fitted shower above, wall mounted wash hand basin, low-level WC, chrome radiator/towel rail, extractor fan, wall mounted mirror, wall mounted medicine cabinet, tiled splashbacks, tiled flooring.

STORAGE

4.31m (14'2") max x 1.76m (5'9") max

With partially sloping ceilings, housing the heat recovery system and the airing cupboard housing the hot water cylinder.

OUTSIDE:

FRONT

The front of the property is approached via a pathway leading to the main entrance, a timber bin store and off-road parking for one vehicle.



REAR

The rear opens to a lovely, south facing garden enclosed by wooden fencing. Adjoining the property is a wooden gazebo which has been covered to offer an all-weather seating area and also offers protection from the sun. There is then a central lawn garden area and a further potential seating area at the end of the garden.

PARKING

In addition to the parking at the front, the property also benefits from a second allocated parking space located at the side of the central park/grass area within the middle of the estate. There are also numerous visitors' spaces within the estate marked with a V.

ESTATE CHARGE

We're informed by the owners that there is a yearly estate charge of £321.91 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.

ENERGY SAVING

These houses were designed to embrace the latest energy saving technology to help lower energy bills and help the environment. The property benefits from solar photovoltaic panels which produce free electricity and have additional battery storage for surplus electricity, independent heating zones, a high efficiency gas boiler, airtight construction, triple glazed windows, an air circulation/heat recovery system and high levels of insulation throughout.