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Opening Hours

Monday - Friday
 9.15am—5.30pm

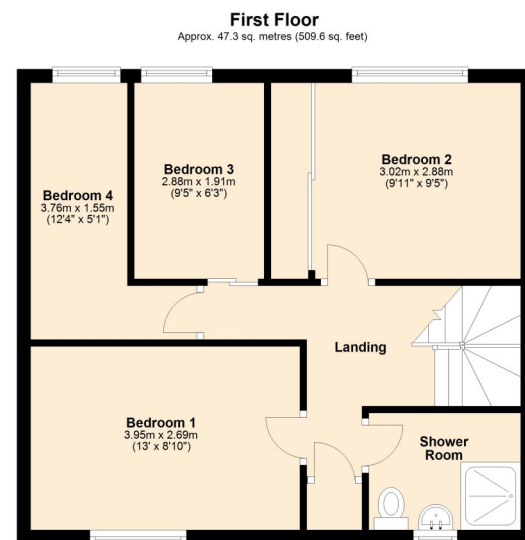
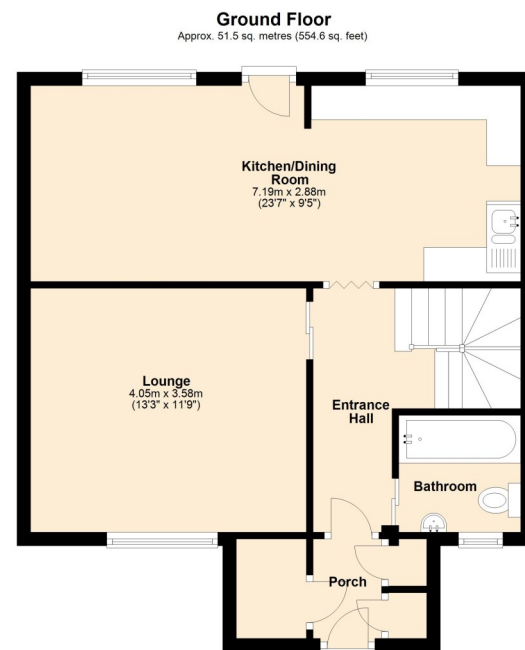
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

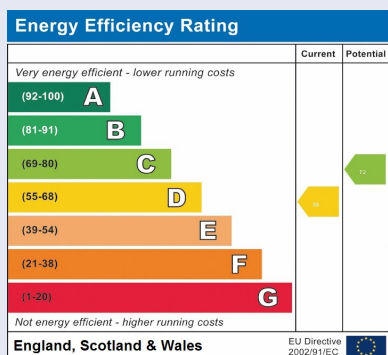
Our Property Reference:

08/E/24 5445



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



- FOUR BEDROOMS**
- BATH AND SHOWER ROOMS**
- GARDENS**
- NO ONWARD CHAIN**
- PARTIAL CENTRAL HEATING**
- DOUBLE GLAZING**

**41 Torver Close, Estover,
 Plymouth, PL6 8TP**

We feel you may buy this property because...
 'This good size home has four bedrooms, a west facing rear garden and is offered for sale with no onward chain'.

£180,000

www.plymouthhomes.co.uk

Number of Bedrooms

Four Bedrooms

Property Construction

Wimpey Nofines Construction

Heating System

Partial Central Heating

Water Meter

TBC

Parking

On Street Parking

Outside Space

Front And Rear Gardens

Council Tax Band

B

Council Tax Cost 2024/2025

Full Cost: £1,722.68

Single Person: £1,292.01

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £5,400

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

What3words Location

///improving.tanks.dark

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 good size semi detached home is positioned on a good size plot with a west facing rear garden. The accommodation comprises: entrance porch, hallway, lounge, kitchen/diner, downstairs bathroom, four bedrooms (could easily become three double bedrooms) and a first floor shower room. Externally the property and an attractive garden to the front and a 33' enclosed garden to the rear. Offered for sale with no onward chain, Plymouth Homes recommend this family home.

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

uPVC double glazed entrance door opening to:

ENTRANCE PORCH

Three storage cupboards, door to:

ENTRANCE HALL

Radiator, stairs to the first floor landing.

LOUNGE**4.05m (13'3") x 3.58m (11'9")**

Double glazed window to the front, radiator.

KITCHEN/DINING ROOM**7.19m (23'7") x 2.88m (9'5")**

Fitted with a matching range of base and eye level units with worktop space above, 1+1/2 bowl composite sink unit with a single drainer and mixer tap, plumbing for washing machine and a slimline dishwasher, space for fridge/freezer, gas point for cooker, two double glazed windows to the rear, radiator.

BATHROOM

Suite comprising a panelled bath, wash hand basin, low-level WC, tiled walls, electric fan heater, extractor fan, frosted double glazed window to front.

**FIRST FLOOR****LANDING**

Radiator, access to the loft, airing cupboard housing the combination boiler.

BEDROOM 1**3.95m (13') x 2.69m (8'10")**

Double glazed window to the front.

BEDROOM 2**3.02m (9'11") x 2.88m (9'5")**

Double glazed window to the rear, built-in triple wardrobe with sliding doors.

BEDROOM 3**2.88m (9'5") x 1.91m (6'3")**

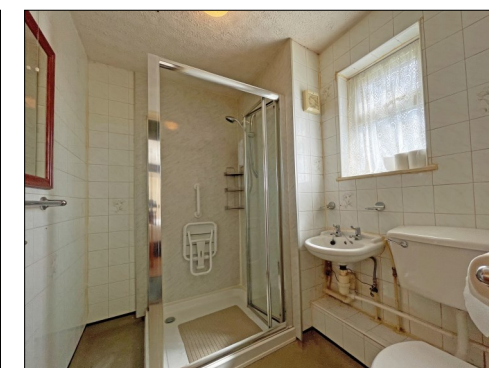
Double glazed window to the rear.

BEDROOM 4**3.76m (12'4") x 1.55m (5'1")**

Double glazed window to the rear.

SHOWER ROOM

Suite comprising a shower enclosure with a fitted electric shower, wash hand basin, low-level WC, extractor fan, part tiled walls, frosted double glazed window to the front.

**OUTSIDE****FRONT**

Attractive front garden that has been gravelled for ease of maintenance, inset tree, path leading to the front door, outside water tap.

REAR**10.0m (33') x 10.0m (33')**

Good size west facing rear garden with established trees and bushes, 2 timber garden sheds, ramp to rear access gate, enclosed by a low wall and fencing, timber arbour.

AGENT'S NOTE

This property has previously had spray foam insulation in the loft, that the current owners have removed. We advise potential purchasers to inform their mortgage arranger and solicitor of this before incurring any costs.