

## Contact us

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[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

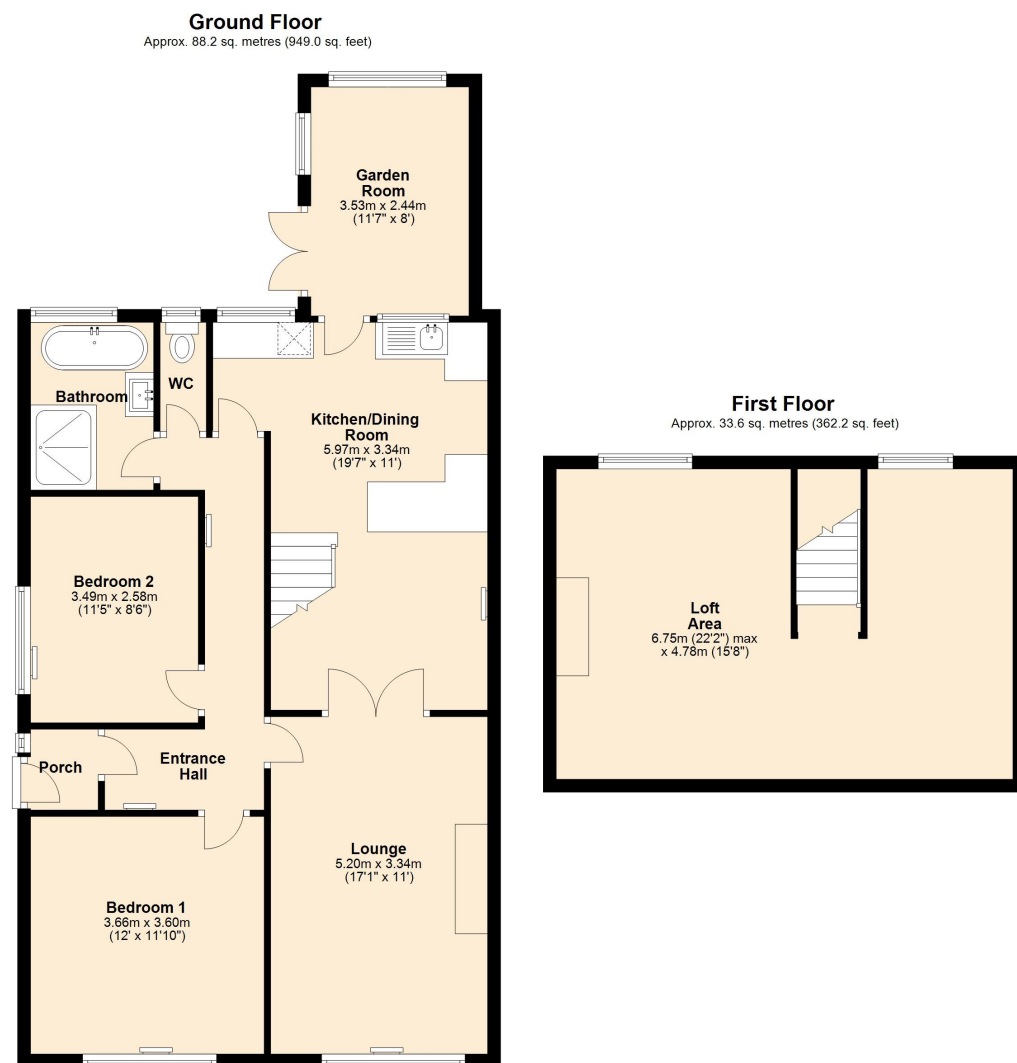
(Central Plymouth Office Only)

Our Property Reference:

05/F/24 5468



## 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



**9 Rothbury Close, Thornbury,  
Plymouth, PL6 8TX**

**SOUGHT AFTER POSITION  
BEAUTIFULLY PRESENTED  
SEPARATE LOUNGE  
KITCHEN/DINING ROOM  
GARDEN ROOM/WORKSPACE  
TWO DOUBLE BEDROOMS  
LOVELY REAR GARDEN**

*We feel you may buy this property because...*  
'Of the popular residential location, spacious accommodation and the lovely rear garden.'

**Guide Price  
£350,000 - £375,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC

### Number of Bedrooms

Two Bedrooms

### Property Construction

Cavity Brick Walls

### Heating System

Gas Central Heating

### Water Meter

Yes

### Parking

Driveway and Garage

### Outside Space

Large Rear Garden

### Council Tax Band

D

### Council Tax Cost 2024/2025

Full Cost: £2,214.87

Single Person: £1,661.15

### Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £5,000

Second Home or Investment Property: £15,500

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

### What3words Location

///deed.leave.comb

### 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 deceptively spacious, well-presented bungalow sits at the head of a sought-after cul-de-sac and sits on a generous sized plot with a lovely, enclosed rear garden. Internally the well-proportioned accommodation offers a separate lounge, a good-sized kitchen/dining room, garden room/home office, two double bedrooms, a beautiful modern bathroom, a separate wc and a boarded loft area that the owners choose to use as their main bedroom. Further benefits include double glazing, central heating and externally there is a private driveway with parking for 3/4 vehicles, a single garage and a beautiful, private and enclosed rear garden backing onto trees. Plymouth Homes advise an early viewing to fully appreciate this lovely property.

### The Accommodation Comprises...

#### GROUND FLOOR

##### ENTRANCE

A uPVC half glazed entrance door opens into the porch.

##### PORCH

With obscure double-glazed window to the side, wood effect laminate flooring, decorative dado rail, coving to ceiling, recessed ceiling spotlights, door into the entrance hall.

##### ENTRANCE HALL

With two radiators, wood effect laminate flooring, decorative dado rail, coving to ceiling, recessed ceiling spotlights.

##### LOUNGE

**5.20m (17'1") x 3.34m (11')**

A lovely sized reception room with double glazed picture window to the front, living flame effect gas fire set within a feature surround, radiator, wall lights, coving to ceiling, recessed ceiling spotlights, glass panelled double doors opening into the kitchen dining room.

##### KITCHEN/DINING ROOM

**5.97m (19'7") x 3.34m (11')**

A lovely spacious room, fitted with a matching range of base and eye level units with worktop space above, matching breakfast bar, stainless steel sink unit with single drainer and mixer tap, splashbacks, floor level LED lighting, integrated fridge, spaces for washing machine and range cooker, wall mounted cooker hood, double glazed window to the rear, window into the garden room, radiator, wood effect laminate flooring, recessed ceiling spotlights, stairs rising to the loft area with under-stairs recess and storage cupboard, door to the entrance hall.



##### GARDEN ROOM

**3.53m (11'7") x 2.44m (8')**

A lovely versatile room which would easily make a home workspace/office. With double glazed windows to the side and rear, lighting, power points and uPVC glazed double doors opening onto the rear garden.

##### BEDROOM 1

**3.66m (12') x 3.60m (11'10")**

A good-sized double bedroom with double glazed window to the front, radiator, wood effect laminate flooring, coving to ceiling.

##### BEDROOM 2

**3.49m (11'5") x 2.58m (8'6")**

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

##### BATHROOM

**2.58m (8'6") x 1.90m (6'3")**

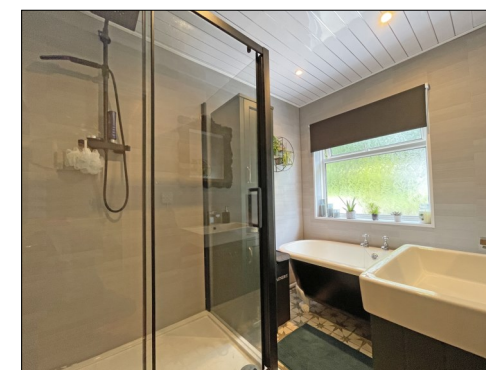
Refitted with a modern three-piece suite comprising double shower cubicle with fitted rainfall shower above and separate hand shower attachment, vanity wash hand basin with cupboard storage below, roll top bath with ornamental feet, splashbacks, chrome radiator/towel rail, obscure double glazed window to the rear, tiled flooring, recessed ceiling spotlights.

##### WC

With obscure double-glazed window to the rear and fitted with a low-level WC, tiled splashbacks, wood effect laminate flooring, coving to ceiling, recessed ceiling spotlights.

##### FIRST FLOOR

From the kitchen/dining room stairs rise into the loft area.



##### LOFT AREA

**6.75m (22'2") max x 4.78m (15'8")**

A boarded loft area with slopping ceilings, two Velux windows to the rear, built in storage with hanging and shelving, concealed boiler serving the heating system and domestic hot water, access to eaves storage space, recessed ceiling spotlights. Please note, this room has been converted without building regulations.

##### OUTSIDE:

##### FRONT

The front of the property is approached via a private driveway measuring **19.91m (65'4") at longest** and leading to the garage and the main side entrance. The front garden is laid to lawn and to the left side of the bungalow a pathway and gate opening to the rear garden.

##### REAR

The private and enclosed rear garden is a particular feature of this property and measuring **11.61m (38') at longest x 19.30m (63'3") at widest** with a wooded area behind. The majority of the garden is laid to lawn with hedged and flower borders, there are two decked seating areas, one with a pergola used to house a hot tub which could be left subject separate negotiation. There is also a timber shed and the garden is enclosed by wooden fencing. From the garden there is a pedestrian side door into the garage.

##### GARAGE

Measuring **3.06m (10'3") at widest x 6m (19'6") at longest**. With power supply, lighting and electric roller garage door opening to the driveway.