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Our Property Reference:
 17/F/24 5482

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.

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		

PLYMOUTH HOMES ESTATE AGENTS



**7 Sound View, 14-16 Channel Park Road
 Efford, Plymouth, PL3 6LQ**

- NEW BUILD HOME**
- GATED ENTRY**
- BEAUTIFULLY PRESENTED**
- THREE BEDROOMS**
- TWO RECEPTIONS**
- PRIVATE DRIVEWAY**

We feel you may buy this property because...
 'Of the secluded position and spacious, well-presented accommodation.'

**Offers In Excess Of
 £290,000**

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Traditional Construction

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Drive and Garage

Outside Space

Side and Rear Gardens

Council Tax Band

TBC

Council Tax Cost 2024/2025

Full Cost: TBC

Single Person: TBC

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £2,000

Second Home or Investment

Property: £16,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents and that stamp duty rates will increase on 1st April 2025.

What3words Location

///wire.keeps.oddly

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: TBC

Upload Speed: TBC

Introducing...

Sound View is a development of six lovely, contemporary townhouses, each enjoying distant views across Plymouth and towards Plymouth Sound. Internally, each property has been finished to a particularly high standard throughout. The accommodation of house number seven comprises entrance hall, integral garage, utility room, ground floor shower room, separate lounge, a modern kitchen/dining room, separate wc, three bedrooms and bathroom. Further benefits include gated entry (see agents note), a private driveway to garage, and an enclosed rear garden. Plymouth Homes recommend an early viewing to fully appreciate this lovely modern home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With radiator, internal door into the garage, stairs rising to the first-floor landing, doors into the utility room and ground floor shower room.

UTILITY ROOM

3.56m (11'8") x 2.53m (8'4")

Fitted with a range of base units with worktop space above, stainless steel sink unit with single drainer and mixer tap, splashbacks, spaces for washing machine and tumble dryer, radiator, wood effect laminate flooring, recessed ceiling spotlights, extractor fan, understairs storage cupboard.

SHOWER ROOM

2.19m (7'2") x 1.75m (5'9")

Fitted with three-piece suite comprising shower cubicle with fitted shower over, vanity wash hand basin with cupboard and storage under, low-level WC and extractor fan tiled splashback tiled surround, radiator, wooden laminate flooring.

FIRST FLOOR

LANDING

With radiator, obscure double glazed window to the side, stairs rising to the second-floor landing, built in double storage cupboard.

LOUNGE

4.38m (14'4") x 3.41m (11'2")

With two double glazed windows to the front, radiator.

KITCHEN/DINING ROOM

4.38m (14'4") x 3.55m (11'8")

Fitted with a matching range of modern base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, integrated appliances to include fridge, freezer, fitted eye level electric oven and four ring electric hob with wall mounted cooker hood above, space for dining table and chairs, double glazed window to the rear, radiator, wood effect laminate flooring, recessed ceiling spotlights, glazed double doors opening onto the rear garden.

WC

Fitted with a two-piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC, extractor fan, splashbacks, wood effect laminate flooring.



SECOND FLOOR

LANDING

With doors to all rooms.

BEDROOM 1

4.38m (14'4") x 3.55m (11'8")

With double glazed windows to the front and side, the front with distant views towards the Plym Estuary, Saltram, Jennycliffe and Plymouth Sound, radiator.

BEDROOM 2

3.55m (11'8") x 2.18m (7'2")

With double glazed window to the rear, radiator, access to the loft space.

BEDROOM 3

2.55m (8'4") x 2.10m (6'11")

With double glazed window to the rear, radiator.

BATHROOM

Fitted with a modern four-piece white suite comprising panelled bath, vanity wash hand basin with cupboard storage below, recessed shower cubicle with fitted shower above, low-level WC, splashbacks, radiator/towel rail, extractor fan, obscure double-glazed window to the side, wood effect laminate flooring, built in storage cupboard.

OUTSIDE:

FRONT

To the front of the property a brick paved driveway measuring **6.04m (19'9")** and leading to the garage. A paved pathway, with hedged border, leads to the covered main entrance, a small lawned area and a useful side storage shed exclusively for the use of house number seven.



SIDE/REAR

There are garden areas to both the side and rear of the house. The rear garden measures **7.21m (23'7") x 6.95m (22'9")** and comprising lawn and paved patio, all enclosed by wall and fencing. To the side of the house there is a further paved seating area with a gate giving side access.

GARAGE

5.23m (17'2") x 3.25m (10'8") max

A good-sized garage with up and over door to the drive, light and power points.

PARKING

There are also four visitors parking spaces opposite the houses.

AGENT'S NOTE

We're informed the road still requires a topcoat to finish the surface off. Once completed the development will also have a gated entry for residents and there will be a communal area of garden, to the right of house number 7, for the use of residents. We're informed there will be an estate charge for the maintenance of any communal areas and the gated entry. An exact yearly amount hasn't yet been confirmed.

We recommend that potential purchasers inform their mortgage company and legal advisor of the potential estate charge prior to commencing a purchase.

DIRECTIONS

Once completed the main, gated entrance for the development will be from Channel Park Avenue. For the purposes of viewings, access will be via a separate service pathway to the right of the development. Clients will need to park on Higher Efford Road, roughly outside number 54, and temporary access will be via a service pathway. The postcode for Higher Efford Road is PL3 6LR and the What3words reference is ///wire.keeps.oddly.

