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Opening Hours

Monday - Friday
 9.15am—5.30pm

Saturday

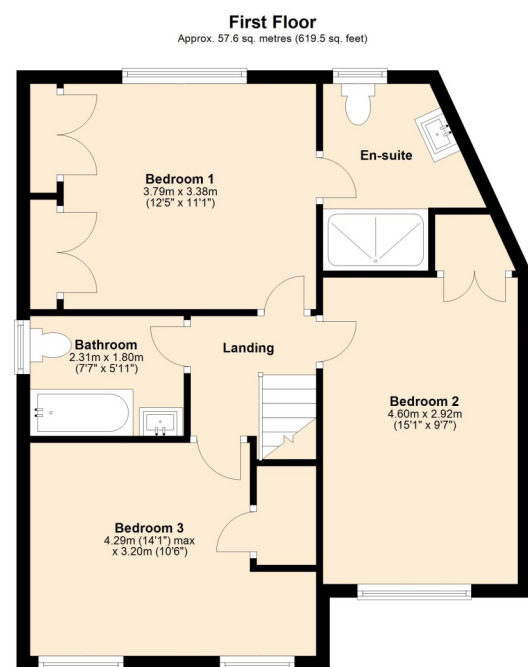
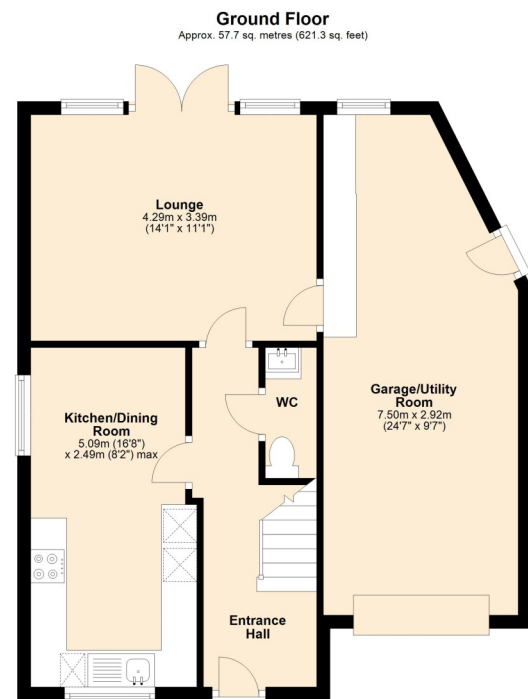
9.00am—4.00pm

(Central Plymouth Office Only)

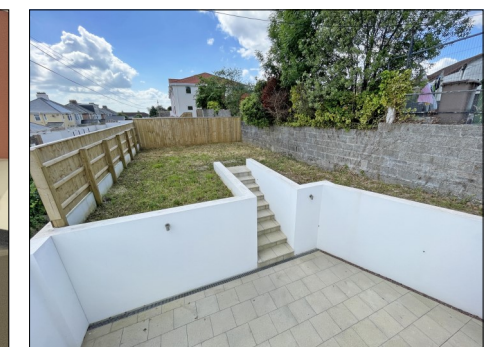
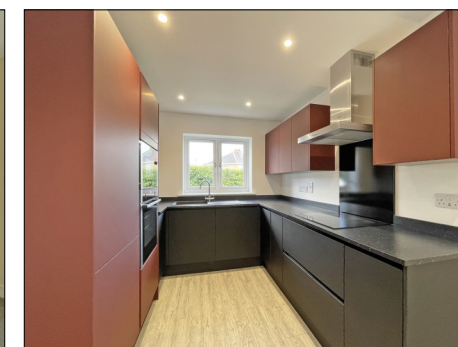
Our Property Reference:

17/F/24 5483

Floor Plans...



PLYMOUTH HOMES ESTATE AGENTS



54 Higher Efford Road, Efford, Plymouth, PL3 6LE

- NEW BUILD HOME**
- 3 DOUBLE BEDROOMS**
- SEPARATE LOUNGE**
- KITCHEN/DINING ROOM**
- LARGE GARAGE/UTILITY**
- EN-SUITE & BATHROOM**

*We feel you may buy this property because...
 'Of the spacious, well presented accommodation on offer.'*

**Offers In Excess Of
 £315,000**

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		

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Number of Bedrooms

Three Bedrooms

Property Construction

Traditional Construction

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Drive and Garage

Outside Space

Front 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: £3,250

Second Home or Investment

Property: £19,000

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:

TBC

Surface Water:

TBC

Maximum Broadband Available

Download Speed: TBC

Upload Speed: TBC

Introducing...

This spacious and detached, new build home has been finished to a high standard throughout. Internally the accommodation offers a modern kitchen/dining room with a range of integrated appliances, a separate lounge with patio doors to the garden, a downstairs wc, three good sized double bedrooms, en-suite and a family bathroom. Further benefits include double glazing, central heating and externally there is a west facing rear garden, a private driveway for 2/3 vehicles and a large garage which also incorporates a utility area. Offered for sale with no onward chain Plymouth Homea advise an early viewing to fully appreciate this well presented, modern home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With stairs rising to the first-floor landing.

KITCHEN/DINING ROOM

5.09m (16'8") x 2.49m (8'2") max

Fitted with a matching range of modern base and eye level units with worktop space above, sink unit with single drainer and mixer tap, splashbacks, a range of integrated appliances to include fridge, freezer, dishwasher, fitted eye level electric oven and combination microwave oven and four ring electric hob with stainless steel cooker hood above, double glazed windows to the front and side, under floor heating, recessed ceiling spotlights.

LOUNGE

4.29m (14'1") x 3.39m (11'1")

A lovely sized reception space with two double glazed windows to the rear, under floor heating, glazed double doors with side windows opening to the garden, door into the garage/utility room.

DOWNSTAIRS WC

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



FIRST FLOOR

LANDING

With doors to all rooms.

BEDROOM 1

3.79m (12'5") x 3.38m (11'1")

A lovely sized double bedroom with double glazed window to the rear, radiator, two built in wardrobes, door to the en-suite.

EN-SUITE

Fitted with a three-piece suite comprising vanity wash hand basin with cupboard storage below, recessed double shower enclosure with fitted shower above and shower screen, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, obscure double-glazed window to the rear, wood effect laminate flooring, recessed ceiling spotlights.

BEDROOM 2

4.60m (15'1") x 2.92m (9'7")

A second double bedroom with double glazed window to the front, radiator, built in wardrobe.

BEDROOM 3

4.29m (14'1") max x 3.20m (10'6")

A third double bedroom with two double glazed windows to the front, radiator, built in storage cupboard.

FAMILY BATHROOM

Fitted with a three-piece white suite comprising panelled bath, vanity wash hand basin with cupboard storage below, low-level WC, radiator/towel rail,



extractor fan, obscure double-glazed window to the side, wood effect laminate flooring, recessed ceiling spotlights.

OUTSIDE:

FRONT

The front of the property is approached via a brick paved driveway with parking for approx. 2/3 vehicles and leading to the covered main entrance. There are two small lawned areas and to the right of the house a gate opens to pathway which leads to the rear garden.

REAR

The rear of the property opens to a west facing, tiered garden measuring **14.79m (48'6") max at longest x 7.28m (23'10") max at widest**. Adjoining the property is a private, paved seating area with external power point, lighting and water tap. Steps the rise to a garden area which is all enclosed by wall and fencing.

GARAGE/UTILITY ROOM

7.50m (24'7") x 2.92m (9'7")

A good-sized garage with up and over garage door to the driveway and also incorporating the utility area. The utility area is fitted with a range of modern base and eye level units with worktop space above, stainless-steel sink unit with single drainer and mixer tap, splashbacks, extractor fan, double glazed window to the rear, a uPVC half glazed door opening onto the side pathway to garden, and a wall mounted boiler serving the heating system and domestic hot water.

