

## Contact us

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## Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

16/G/24 5501



## 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



THREE BEDROOMS  
EXTENDED  
ACCOMMODATION  
IMPRESSIVE 92' GARDEN  
FANTASTIC MODERN  
BATHROOM  
DRIVEWAY AND GARAGE  
VIEWING RECOMMENDED

**17 Dunstone Road, Higher St Budeaux,  
Plymouth, PL5 2HJ**

*We feel you may buy this property because...*  
'This impressive family home has a two storey extension to the rear and a fantastic 92' level rear garden'

OFFERS IN EXCESS OF  
**£300,000**

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

| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92+) A                                     |                         |
| (81-91) B                                   | 85                      |
| (69-80) C                                   |                         |
| (55-68) D                                   | 67                      |
| (39-54) E                                   |                         |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |
| WWW.EPC4U.COM                               |                         |

**Number of Bedrooms**

Three Bedrooms

**Property Construction**

Solid and Cavity Brick Walls

**Heating System**

Gas Central Heating

**Water Meter**

Yes

**Parking**

Driveway and Garage

**Outside Space**

92' Rear Garden

**Council Tax Band**

C

**Council Tax Cost 2024/2025**

Full Cost: £1,968.77

Single Person: £1,476.58

**Stamp Duty Liability**

First Time Buyer: Nil

Main Residence: £3,000

Second Home or Investment

Property: £12,300

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

**What3words Location**[///venues.year.healers](https://www.what3words.com/venues/year.healers)**Flood Risk Summary**

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

**Maximum Broadband Available**

Download Speed: 1000Mbps

Upload Speed: 100Mbps

**Introducing...**

This beautifully presented home has been occupied by the current owners for over 50 years and has been meticulously maintained and extended during their ownership. The good size accommodation comprises: entrance porch, hallway, lounge, large dining room, extended modern kitchen, downstairs wc, three bedrooms and an impressive extended bathroom. Externally the property has a block paved driveway offering off road parking to the front and an extensive 92' level rear garden to the rear. The driveway leads to a larger than average garage and the property also benefits from being able to access the area beneath the house with useful storage space. With double glazing and gas central heating, Plymouth Homes highly recommend this desirable family home.

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

Part glazed entrance door opening to:

**PORCH**

Double glazed windows to either side, steps rising to the front door.

**ENTRANCE HALL**

Double glazed window to the side, radiator, coved ceiling, stairs rising to the first floor landing, under-stairs storage cupboard.

**LOUNGE****3.81m (12'6") max x 3.36m (11')**

Double glazed window to the front, coal effect gas fireplace set in a feature wooden surround with a marble effect inset and hearth, radiator, coved ceiling, recessed spotlights, open plan to:

**DINING ROOM****5.12m (16'9") x 3.83m (12'7") max**

Double glazed window to the rear, radiator, recessed spotlights, coved ceiling.

**KITCHEN****3.48m (11'5") x 2.40m (7'10")**

Fitted with a modern matching range of base and eye level units with worktop space above, wine rack, twin bowl corner polycarbonate sink with draining board and boiling water tap, integrated fridge, freezer and dishwasher, electric oven with a four ring hob with cooker hood above, built-in microwave, double glazed window to the rear, radiator, coved ceiling with recessed spotlights, double glazed door to the garden.

**CLOAKROOM**

Frosted double glazed window to the side, vanity wash hand basin, low-level WC, extractor fan, tiled splashback, radiator.

**FIRST FLOOR****LANDING**

Extended landing with a double glazed window to the side, radiator, coved ceiling, access to the loft, linen cupboard with slatted shelving, large storage cupboard.

**BEDROOM 1****4.00m (13'1") x 2.63m (8'8")**

Double glazed window to the front, three built-in double wardrobes, dressing table, bedside cabinets with headboard, radiator, coved ceiling.

**BEDROOM 2****3.86m (12'8") x 3.08m (10'1")**

Double glazed window to the rear, range of fitted double wardrobes, bed recess with overhead storage and bedside cabinets, dressing table, radiator, coved ceiling.

**BEDROOM 3****2.38m (7'10") x 1.77m (5'10")**

Double glazed window to the front, radiator, coved ceiling.

**BATHROOM****3.35m (11') x 2.28m (7'6")**

Impressive extended bathroom with a luxury suite comprising: double ended bath with integrated hand shower attachment, vanity wash hand basin, double shower cubicle with overhead rain and separate hand

held shower heads, low-level WC, tiled walls, heated towel rail, storage cupboard, illuminated mirror fronted vanity cabinet, tiled floor with underfloor heating, double glazed windows to the side and rear, recessed spotlights.

**OUTSIDE****FRONT**

Paved driveway (measuring 1.87m (6'2") at the narrowest point) leading to the garage and providing parking for several cars, outside water tap, access to under house storage that houses the gas boiler and domestic meters, gate to the rear garden.

**GARAGE/WORKSHOP****6.40m (21') x 3.40m (11'2")**

Larger than average garage with an up and over vehicular door, double glazed windows and door to the garden, power and light connected.

**REAR****28.0m (92') x 7.6m (25')**

Beautifully presented rear garden naturally dividing into two areas with a large paved seating area adjoining the rear of the house, large area of lawn with well tended shrub borders. The garden is enclosed by fencing with a feature stone wall and box hedging, further paved patio to the base of the garden, washing line, side access gate, door to the garage, access to the under house storage.

