

## Contact us

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## Website

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

## Opening Hours

Monday - Friday  
9.15am—5.30pm

Saturday

9.00am—4.00pm

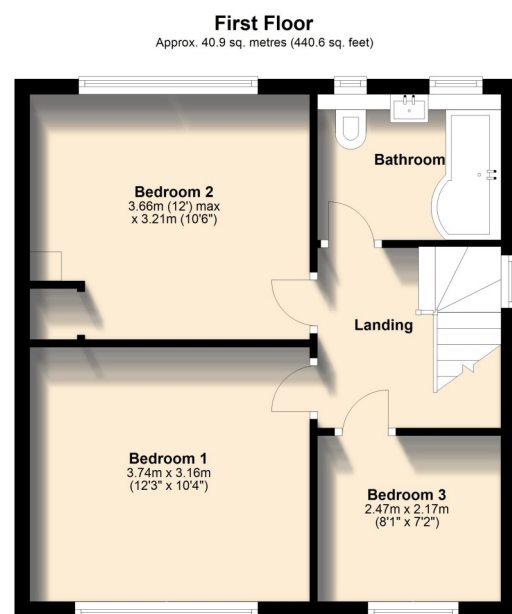
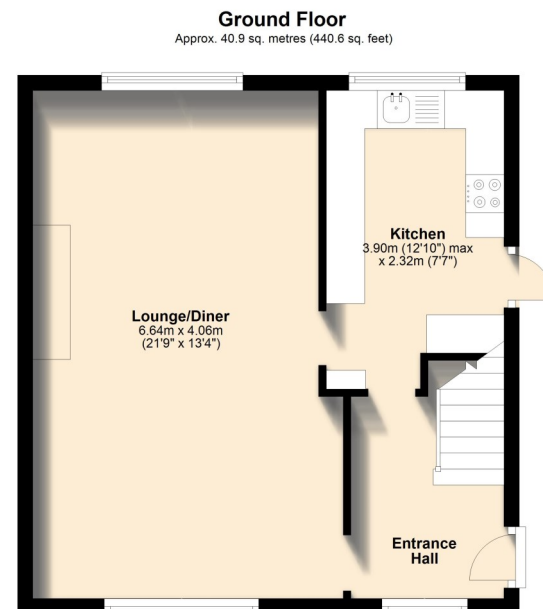
(Central Plymouth Office Only)

Our Property Reference:

18//G/24 5503



## 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**  
**BEAUTIFUL PRESENTATION**  
**SOUGHT AFTER POSITION**  
**LARGE GARDENS**  
**DRIVEWAY & GARAGE**  
**MODERN KITCHEN AND**  
**BATHROOM**

**18 Eastfield Crescent, Higher Compton,  
Plymouth, PL3 5JX**

*We feel you may buy this property because...*  
'Presented to a particularly high standard, this spacious family home is positioned in a sought after and established residential location'

**£290,000**

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



**Number of Bedrooms**

Three Bedrooms

**Property Construction**

Cavity Brick Walls

**Heating System**

Gas Central Heating

**Water Meter**

Yes

**Parking**

Long Driveway and Garage

**Outside Space**

Front And Rear Gardens

**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: £2,000

Second Home or Investment

Property: £10,700

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

**What3words Location**

///boiler.crew.grain

**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 beautifully presented semi-detached home is positioned on a good size plot and backs onto established trees at the rear. The spacious accommodation comprises: entrance hall, lounge/dining room, impressive kitchen, three bedrooms and a modern bathroom.

Externally, the property has a large front garden with a long driveway leading to a garage and a 42' enclosed garden to the rear. Positioned in a cul de sac and offered for sale with mainly Bosch integrated kitchen appliances and an under house cellar storage area, Plymouth Homes highly recommend this desirable family home.

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

uPVC double glazed entrance door opening to:

**ENTRANCE HALL**

Double glazed window to the front, radiator, stairs to the first floor landing with an under-stairs storage cupboard.

**LOUNGE/DINING ROOM**

6.64m (21'9") x 4.06m (13'4")

Double glazed windows to the front and rear, two radiators.

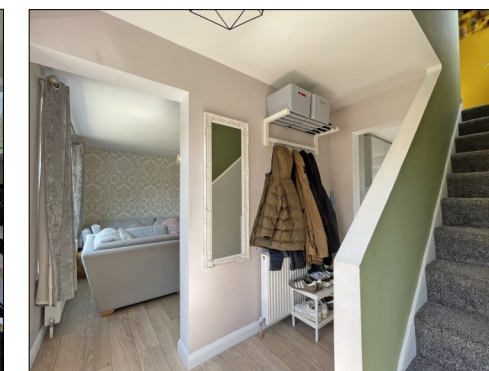
**KITCHEN**

3.90m (12'10") max x 2.32m (7'7")

Impressive modern kitchen fitted with a matching range of base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, integrated fridge, freezer, dishwasher and washing machine, electric oven, pyrolytic self cleaning oven with a four ring induction hob and feature cooker hood above, double glazed window to the rear, coved ceiling.

**FIRST FLOOR****LANDING**

Double glazed window to the side, coved ceiling, access to the loft.

**BEDROOM 1**

3.74m (12'3") x 3.16m (10'4")

Double glazed window to the front, radiator,

**BEDROOM 2**

3.66m (12') max x 3.21m (10'6")

Double glazed window to the rear with an attractive outlook over established trees, storage cupboard, radiator.

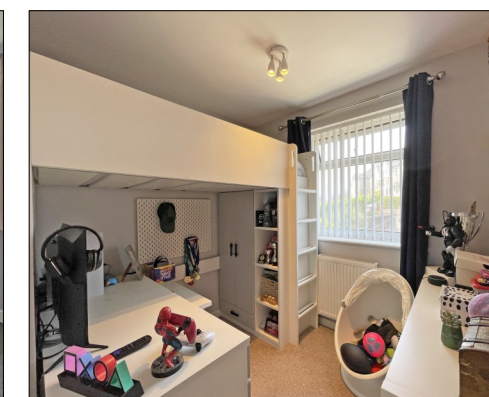
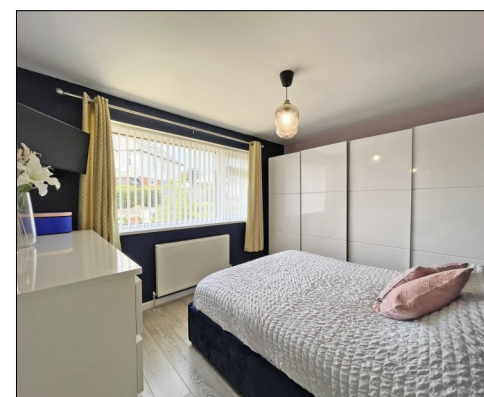
**BEDROOM 3**

2.47m (8'1") x 2.17m (7'2")

Double glazed window to the front, radiator.

**BATHROOM**

Modern contemporary style suite comprising a 'P shape' panelled bath with overhead rain and adjustable height shower heads and a screen, vanity wash hand basin, low-level WC, heated towel rail, tiled walls, tiled floor with under floor heating, two frosted double glazed windows to the rear, recessed spotlights.

**OUTSIDE****FRONT**

Good size front garden with a paved seating area, gravelled area and decking, gate to the rear garden, long brick paved driveway providing off road parking for several cars leading to the garage.

**GARAGE**

5.05m (16'7") x 2.51m (8'3")

Up and over vehicular door, power and light connected, window to the rear.

**REAR**

12.8m (42') x 9.8m (32')

Adjoining the area to the side of the kitchen is a decked balcony seating area with steps leading down to the garden. Attractive rear garden with a large area of artificial lawn, paved seating area and shrub display bed. The garden is enclosed fencing and backs onto established trees, access to the cellar area that houses the gas boiler.