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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

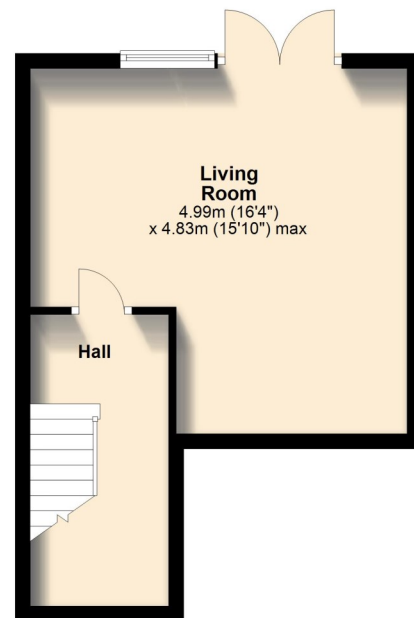
(Central Plymouth Office Only)

Our Property Reference:

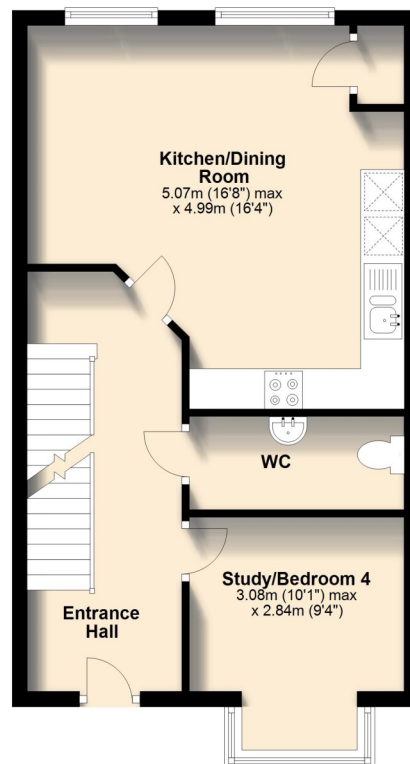
31/G/24 5510

Floor Plans...

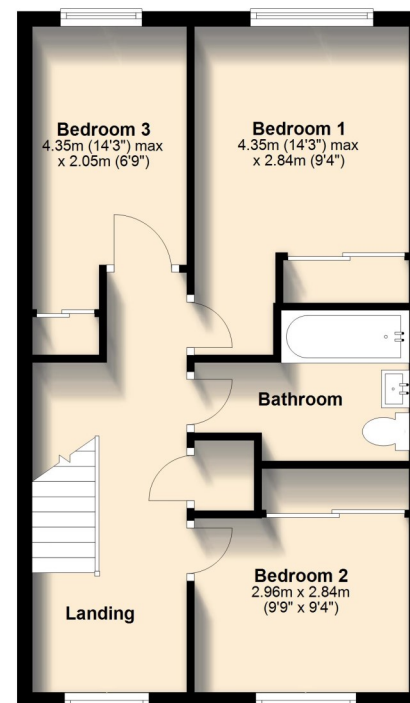
Lower Ground Floor
Approx. 28.3 sq. metres (304.3 sq. feet)



Ground Floor
Approx. 44.5 sq. metres (479.3 sq. feet)



First Floor
Approx. 43.9 sq. metres (473.0 sq. feet)



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+)	A		94
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(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			

PLYMOUTH
HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**44 Marazion Way, Pennycross,
Plymouth, PL2 3FD**

DECEPTIVELY SPACIOUS
BEAUTIFULLY PRESENTED
THREE/FOUR BEDROOMS
TWO RECEPTIONS
LOVELY LEVEL GARDEN
PRIVATE DRIVEWAY

We feel you may buy this property because...
'Of the deceptively spacious and beautifully presented accommodation on offer.'

Offers In Excess Of
£300,000

www.plymouthhomes.co.uk

Number of Bedrooms

Four Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Two Allocated Parking Spaces

Outside Space

Large 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: £2,500

Second Home or Investment

Property: £11,500

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

What3words Location[///skip.forgot.gears](https://www.what3words.com/skip.forgot.gears)**Flood Risk Summary**

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 220Mbps

Introducing...

Built in 2016, this beautifully presented and deceptively spacious property would make the perfect family home. Internally the accommodation is arranged over three floors and comprises: separate lounge, spacious kitchen/dining room, a study/fourth bedroom, three good sized bedrooms, bathroom and a ground floor wc. Further benefits include double glazing, central heating and externally there is a double width driveway with parking for two cars and a lovely, level and enclosed rear garden. Plymouth Homes advise an early viewing to fully appreciate this immaculately presented home.

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

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

ENTRANCE HALL

With radiator, recessed ceiling spotlights, stairs rising to the first-floor landing, stairs descending to the lower ground floor.

STUDY/BEDROOM 4

3.08m (10'1") max x 2.84m (9'4")

A versatile room offering an ideal fourth bedroom or a home workspace/study, with double glazed box window to the front, radiator, wooden flooring.

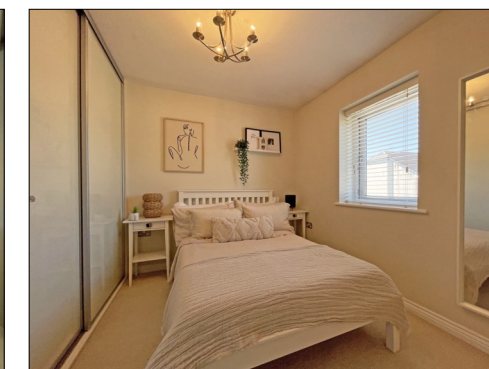
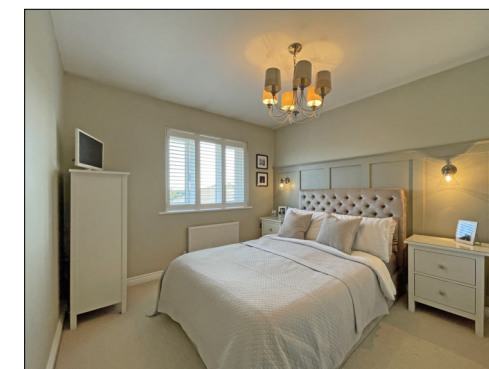
DOWNSTAIRS WC

Fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, extractor fan, tiled splashbacks, radiator, wooden flooring.

KITCHEN/DINING ROOM

5.07m (16'8") max x 4.99m (16'4")

A lovely spacious reception area, fitted with a matching range of base and eye level units with worktop space above, 1½ bowl sink unit with single drainer and mixer tap, splashbacks, a range of integrated appliances to include fridge, freezer, dishwasher, fitted electric oven, four ring gas hob with stainless steel cooker hood above, two double glazed windows to the rear, cupboard housing the wall mounted boiler serving the heating system and domestic hot water, two radiators, wooden flooring, recessed ceiling spotlights.

**LOWER GROUND FLOOR****HALL**

With radiator, wooden flooring, recessed ceiling spotlights, under-stairs storage cupboard.

LIVING ROOM

4.99m (16'4") x 4.83m (15'10") max

Another lovely reception space with double glazed window to the rear with fitted plantation blinds, radiator, wooden flooring, coal effect electric fire set within a stone-built surround, uPVC glazed double doors opening onto the rear garden.

FIRST FLOOR**LANDING**

A spacious landing area with double glazed window to the front, radiator, recessed ceiling spotlights, access to the loft space, built in airing cupboard housing the hot water cylinder.

BEDROOM 1

4.35m (14'3") max x 2.84m (9'4")

With double glazed window to the rear with fitted plantation blinds, fitted wardrobes, radiator, decorative panelled wall with wall lights.

BEDROOM 2

2.96m (9'9") x 2.84m (9'4")

With double glazed window to the front, built in wardrobe, radiator.

**BEDROOM 3**

4.35m (14'3") max x 2.05m (6'9")

With double glazed window to the rear, built in wardrobe, radiator.

BATHROOM

Fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, chrome radiator/towel rail, extractor fan, wall mounted mirror, tiled flooring.

OUTSIDE:**FRONT**

The front of the property is approached via a double width, brick paved driveway offering parking for two vehicles and leading to the covered main entrance.

REAR

The rear opens to a good sized and level rear garden measuring **14.71m (48'3") in length x 5.40m (17'8") in width**. The garden comprises paved and artificial lawn with raised borders, all enclosed by wooden fencing with a gate giving rear access.

AGENT'S NOTE

We're informed by the owners that there is an estate charge of approximately £150 per year.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.