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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

12/I/24 5544



Floor Plans...



PLYMOUTH HOMES ESTATE AGENTS



Draft Details – Not Approved & Subject To Change



- FOUR BEDROOMS
- SPACIOUS ACCOMMODATION
- 100' REAR GARDEN
- DRIVEWAY PARKING
- RIVER VIEWS FROM BED 1
- EN-SUITE BATHROOM

**Wyndhurst, Agaton Road, Higher St Budeaux,
Plymouth, PL5 2EW**

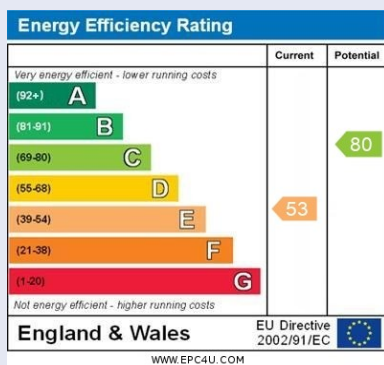
We feel you may buy this property because...

'This impressive semi detached home offers spacious family accommodation and benefits from a 100' garden to the rear'

**Offers In Excess Of
£375,000**

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.



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Number of Bedrooms

Four Bedrooms

Property Construction

Solid Stone Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Private Driveway

Outside Space

Large Rear Garden

Council Tax Band

D

Council Tax Cost 2024/2025

Full Cost: £2,214.87

Single Person: £1,661.15

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £6,250

Second Home or Investment

Property: £17,500

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

What3words Location

///petal.flops.joke

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 100Mbps

Introducing...

This elegant semi detached home offers spacious accommodation and benefits from a 100' garden to the rear. The accommodation comprises: entrance hall, drawing room, dining room, kitchen/breakfast room, utility room, cloakroom, landing, four bedrooms, en-suite bathroom and a family shower room. Externally the property has a courtyard garden with driveway parking to the front and a 100' garden, incorporating a 28' patio area, to the rear. With impressive views across the River Tamar from bedroom 1, high ceilings and original features, Plymouth Homes highly recommend this fabulous family home.

The Accommodation Comprises...

GROUND FLOOR

Part glazed entrance door opening to:

ENTRANCE VESTIBULE

Dado rail, part glazed door to:

ENTRANCE HALL

Impressive entrance hall with a wide staircase leading to the first floor, radiator, dado rail, original coved ceiling, under-stairs storage cupboards, door to:

DRAWING ROOM

5.32m (17'6") x 4.66m (15'4") into bay

Double glazed bay window to the rear, radiator, wooden floor, log burning stove set in a feature surround with hearth, panelled effect walls effect with decorative coving and feature ceiling.

DINING ROOM

4.20m (13'9") x 3.60m (11'10")

Two double glazed windows to the side, feature marble fire surround, radiator, picture rail, original coved ceiling with ceiling rose.

KITCHEN/BREAKFAST ROOM

5.92m (19'5") x 2.73m (9')

Fitted with a matching range of base and eye level units with worktop space above, breakfast bar, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, integrated fridge and dishwasher, Neff appliances to include an electric double oven, four ring ceramic hob and cooker hood, double glazed window to the front, radiator, tiled effect wooden laminate floor, coving ceiling with recessed spotlights, tiled splashbacks, double glazed door to the front.



UTILITY

2.93m (9'7") x 1.48m (4'10")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and tumble dryer, frosted double glazed window to the side, radiator, wooden laminate floor, sliding door to:

CLOAKROOM

Frosted double glazed window to the side, wash hand basin, low-level WC, part tiled walls, wooden laminate floor.

FIRST FLOOR

LANDING

Coved ceiling, frosted double glazed window, access to the loft.

BEDROOM 1

4.60m (15'1") into bay x 3.53m (11'7")

Double glazed bay window to the rear with impressive views of the River Tamar, radiator, coved ceiling, range of fitted wardrobes.

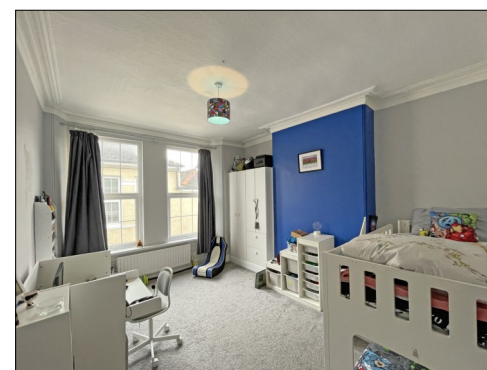
EN-SUITE BATHROOM

Suite comprising a double ended bath with hand shower attachment, vanity wash hand basin, tiled splashbacks, heated towel rail, double glazed window to the side, wooden floor, recessed spotlights.

BEDROOM 2

4.22m (13'10") x 3.48m (11'5")

Two double glazed windows to the side, fitted double wardrobe with drawers, radiator, coved ceiling.



BEDROOM 3

3.50m (11'6") x 3.12m (10'3")

Double glazed window to the front, radiator.

BEDROOM 4

3.01m (9'11") x 2.71m (8'11") max

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

SHOWER ROOM

Suite comprising a double shower cubicle with an overhead plunge shower, twin vanity wash hand basins, low-level WC, heated towel rail, frosted double glazed window to the side, wooden laminate floor.

OUTSIDE

FRONT

Driveway parking for one car with a gate giving access to the front courtyard and kitchen door, outside shed, drying area.

REAR

30.5m (100') x 9.1m (30')

Large garden, mainly laid to lawn and enclosed by fencing and hedges. Patio (measuring 28' x 23') with colonial style balustrading providing a fabulous entertaining area with steps leading down to the lawn. Good size timber shed measuring 11'6 x 8'7 with a window to the side and power.

PLANNING

Planning permission was granted in August 2022 to extend the kitchen forward, to create a larger kitchen/breakfast room. Full details can be found at <https://www.plymouth.gov.uk/search-and-comment-planning-application> with reference number **22/00861/FUL**