

## Contact us

### Central Plymouth Office

22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA

**(01752) 514500**

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### Email Us

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### Website

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

### Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

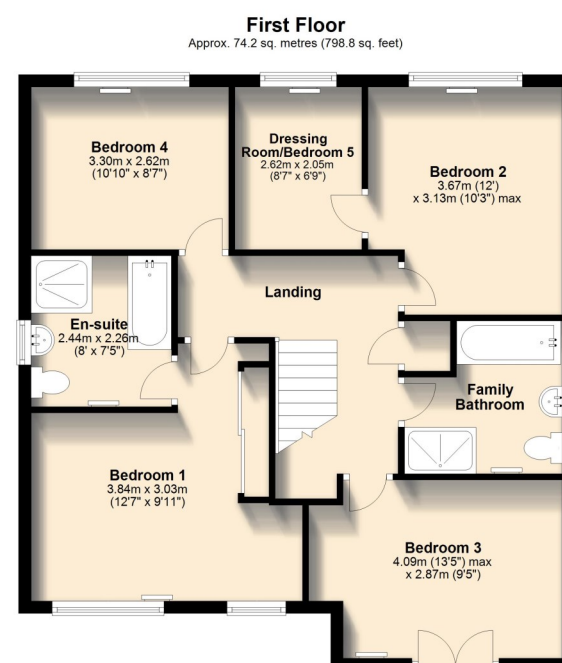
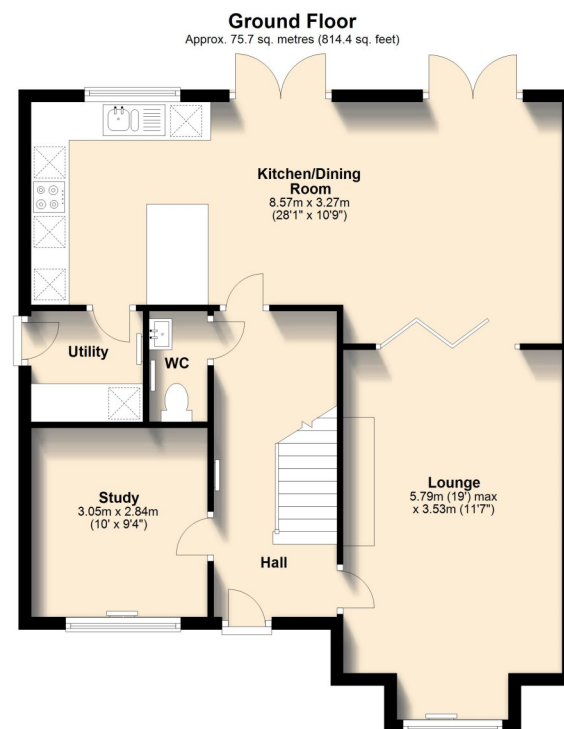
9.00am—4.00pm

(Central Plymouth Office Only)

### Our Property Reference:

18/I/24 55

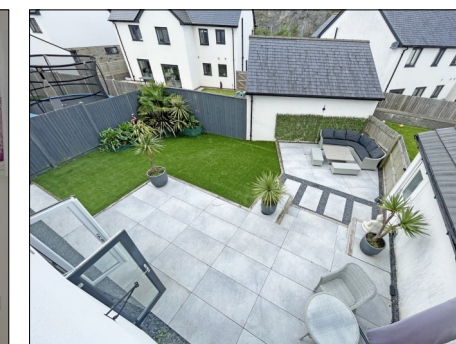
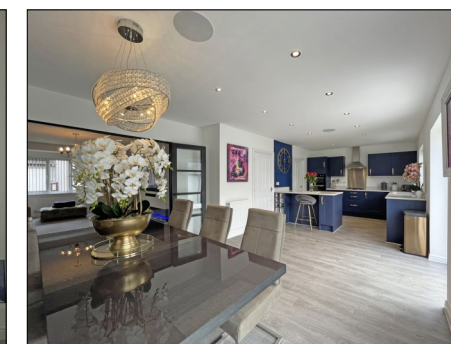
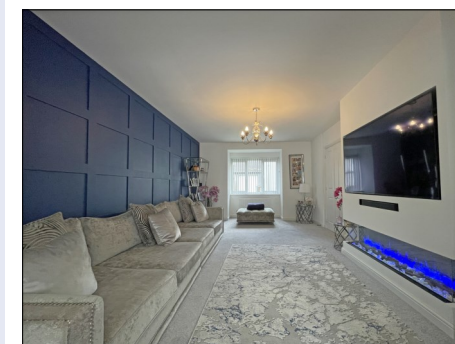
## Floor Plans...



# PLYMOUTH HOMES

ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**9 Glynn Valley Lane, Saltram Meadows,  
Plymouth, PL9 7FY**

**BEAUTIFULLY PRESENTED**

**FIVE BEDROOMS**

**LARGE LOUNGE**

**KITCHEN/DINING ROOM**

**WEST FACING GARDEN**

**DRIVEWAY & GARAGE**

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

**Offers In Excess Of  
£475,000**

## 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+)	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 & Wales	84	89
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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



**Number of Bedrooms**  
Four/Five Bedrooms

**Property Construction**  
Cavity Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
Driveway and Garage

**Outside Space**  
West Facing Garden

**Council Tax Band**  
E

**Council Tax Cost 2024/2025**  
Full Cost: £2,707.06  
Single Person: £2,030.30

**Stamp Duty Liability**  
First Time Buyer: £8,750  
Main Residence: £13,750  
Second Home or Investment Property: £37,500

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**  
///cook.sadly.best

**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...*

Nestled within Saltram Meadows, this beautifully presented, and deceptively spacious detached home was built in 2020. Internally the ground floor accommodation boasts a large lounge, stunning and spacious kitchen/dining room, utility room, study and wc. The first floor has five bedrooms (four doubles) with the fifth bedroom converted into a dressing room attached to bedroom two. There is also a four-piece family bathroom and a four-piece en-suite bathroom. Further benefits include double glazing, central heating and externally there is a landscaped, westerly facing rear garden and a garage with two/three car parking in front. Plymouth Homes advise an early viewing to fully appreciate this stunning home.

*The Accommodation Comprises...*

**GROUND FLOOR**

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

**HALL**  
With radiator, LVT wood effect flooring, stairs rising to the first-floor landing with an understairs recess.

**LOUNGE**  
**5.79m (19') max x 3.53m (11'7")**  
A lovely sized reception room with double glazed window to the front, feature media wall with space for television and inset electric fire below, radiator, feature wood panelled wall, bi fold doors opening into the kitchen/dining room.

**KITCHEN/DINING ROOM**  
**8.57m (28'1") x 3.27m (10'9")**  
A beautiful open reception space fitted with a modern, matching range of base and eye level units with granite worktops above, matching breakfast bar, inset 1½ bowl stainless steel sink with mixer tap, a range of integrated appliances to include fridge, freezer, dishwasher, fitted eye level electric double oven, four ring gas hob with stainless steel cooker hood above, double glazed window to the rear, LVT wood effect flooring, recessed ceiling spotlights, ceiling mounted speaker system which can be included subject to separate negotiations, ceiling spotlights, two uPVC glazed double doors to the garden, doors to the entrance hall and utility room.

**UTILITY**  
**1.80m (5'11") x 1.79m (5'10")**  
Fitted with a matching range of base and eye level units with granite worktops above, wall mounted concealed boiler serving the heating system and domestic hot water, integrated tumble dryer, space for washing machine, radiator, LVT wood effect flooring, half glazed door opening to the side of the property.

**STUDY**  
**3.05m (10') x 2.84m (9'4")**  
With double glazed window to the front, radiator.

**DOWNSTAIRS WC**  
Fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, extractor fan, tiled splashback, radiator, LVT wood effect laminate flooring.



**FIRST FLOOR**

**LANDING**  
With access to the loft space and built in storage cupboard.

**BEDROOM 1**  
**3.84m (12'7") x 3.03m (9'11")**  
A double bedroom, with two double glazed windows to the front, a range of built in wardrobes, radiator, door into the en-suite.

**EN-SUITE**  
A lovely sized en-suite, fitted with a four-piece suite comprising panelled bath, pedestal wash hand basin, separate shower cubicle with fitted shower above, low-level WC, tiled splashbacks, extractor fan, obscure double-glazed window to the side, radiator, recessed ceiling spotlights.

**BEDROOM 2**  
**3.67m (12') x 3.13m (10'3") max**  
A second double bedroom, with double glazed window to the rear, radiator, door into the dressing room.

**DRESSING ROOM/BEDROOM 5**  
**2.62m (8'7") x 2.05m (6'9")**  
Formerly bedroom five, the door from the landing was blocked over and access given into bedroom two to form an attached dressing room. This change could be reversed to recreate a separate fifth single bedroom. With double glazed window to the rear, radiator, built in storage with hanging, shelving and drawer storage.

**BEDROOM 3**  
**4.09m (13'5") max x 2.87m (9'5")**  
A third double bedroom with radiator and uPVC glazed double doors with Juliet balcony.



**BEDROOM 4**  
**3.30m (10'10") x 2.62m (8'7")**  
A fourth double bedroom with double glazed window to the rear, radiator.

**FAMILY BATHROOM**  
**2.54m (8'4") max x 2.46m (8'1")**  
Fitted with a four-piece suite comprising panelled bath, pedestal wash hand basin, shower cubicle with fitted electric shower above, low-level WC, tiled splashbacks, extractor fan, obscure double-glazed window to the side, radiator, recessed ceiling spotlights.

**OUTSIDE:**  
**FRONT**  
To the front there is a small garden area with pathway leading to the covered entrance and following to the left side to a gate onto the rear garden.

**REAR**  
The rear garden is west facing and measures **10.93m (35'10") at longest x 10.89m (35'8") at widest**. The garden has been landscaped and comprises porcelain paved seating areas with an area of artificial lawn, raised flower border, external power point and a pedestrian rear door into the garage.

**GARAGE**  
The garage measures **5.89m (19'3") in length x 2.71m (8'10") in width**. There is an up and over garage door to the private driveway, power supply, lighting and a pitched roof space that could be used for storage.

**DRIVEWAY**  
The driveway measures **13.32 (43'8")** in length and offers parking for two/three vehicles. Please note the EV charging point isn't included within the sale.

