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**Opening Hours**

**Monday - Friday**

**9.15am—5.30pm**

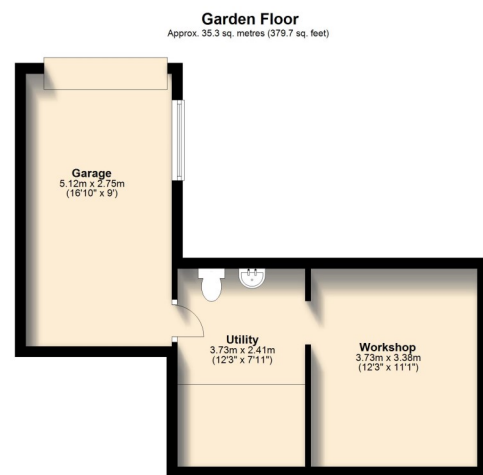
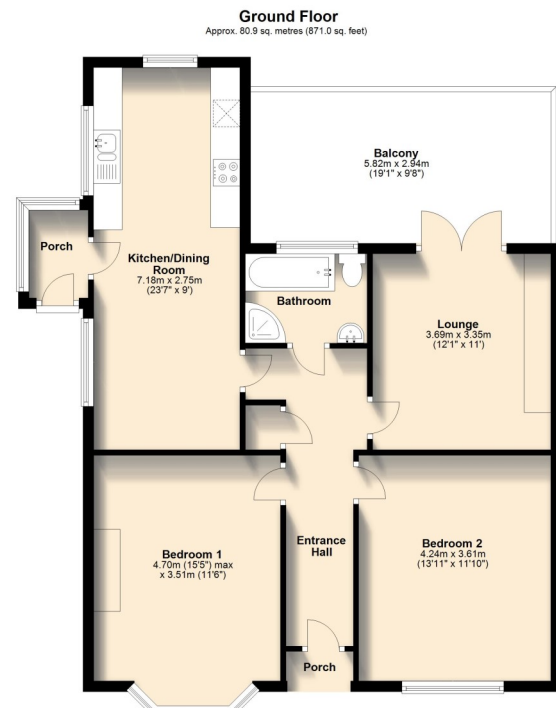
**Saturday**

**9.00am—4.00pm**

(Central Plymouth Office Only)

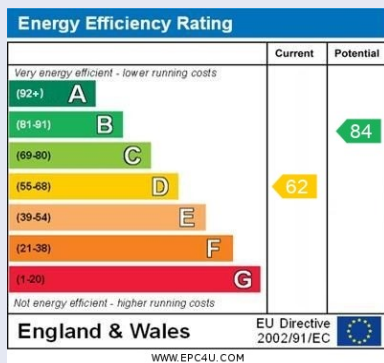
**Our Property Reference:**

**20/1/24 5549**



**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



- BEAUTIFULLY PRESENTED
- TWO BEDROOMS
- LOUNGE & BALCONY
- KITCHEN/DINING ROOM
- WEST FACING GARDEN
- DRIVE & GARAGE

**35 The Knoll, Plympton,  
 Plymouth, PL7 4SH**

*We feel you may buy this property because...*  
 'Of the beautifully presented and unique layout of this lovely detached home.'

**£400,000**

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

### Number of Bedrooms

Two Bedrooms

### Property Construction

Cavity Brick Walls

### Heating System

Gas Central Heating

### Water Meter

Yes

### Parking

Private Driveway and Garage

### Outside Space

West Facing 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: £7,500

Second Home or Investment

Property: £27,500

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

///penny.plants.empty

### 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...

This beautifully presented, detached bungalow is in a sought-after position within Woodford and has been extensively modernised by the current vendors since they've taken ownership. Internally the accommodation offers two double bedrooms, a lovely lounge with media wall and accessing a stunning west facing balcony enjoying panoramic views, there is a modern fitted kitchen/dining room and bathroom. Further benefits include double glazing, central heating and externally there is a resin laid private driveway offering ample parking and accessing a well maintained, west facing rear garden, garage, utility and workshop beneath the property. Plymouth Homes advise an internal viewing to fully appreciate this beautiful, detached home.

### The Accommodation Comprises...

#### GROUND FLOOR

##### ENTRANCE

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

##### ENTRANCE HALL

With radiator, dado rail, coving to ceiling, access to the loft space with retracting ladder.

##### LOUNGE

**3.69m (12'1") x 3.35m (11')**

Fitted media wall with log effect living flame gas fire set in feature surround with recess for flat screen television, uPVC glazed double doors opening to the balcony.

##### BALCONY

**5.82m (19'1") x 2.94m (9'8")**

The balcony is a particular feature of the property, facing west and enjoying the lovely panoramic outlook. The balcony has been engineered with stainless steel with composite decking and glass balustrades.

##### KITCHEN/DINING ROOM

**7.18m (23'7") x 2.75m (9')**

A lovely reception space fitted with a matching range of modern base and eye level units with worktop space above, 1½ bowl sink unit with mixer tap, spaces for American style fridge freezer, washing machine and dishwasher, fitted eye level double oven and four ring gas hob with stainless steel cooker hood above, double glazed windows to the side and rear, radiator, part tiled flooring to the kitchen area, part glazed door into the side porch.



##### SIDE PORCH

With windows to the side and rear, tiled flooring, uPVC glazed door opening to the side of the property.

##### BEDROOM 1

**4.70m (15'5") max x 3.51m (11'6")**

A double bedroom with double glazed bay window to the front, log effect living flame gas fire set within a feature limestone surround, radiator, coving to ceiling.

##### BEDROOM 2

**4.24m (13'11") x 3.61m (11'10")**

A second double bedroom with double glazed window to the front, radiator, coving to ceiling.

##### BATHROOM

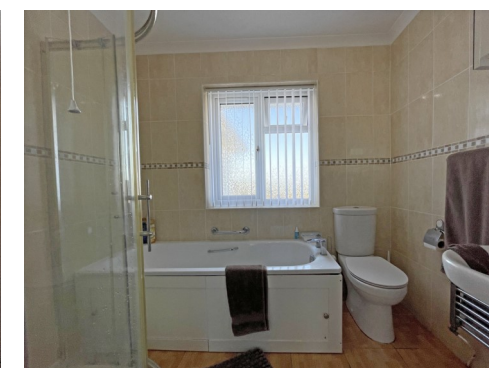
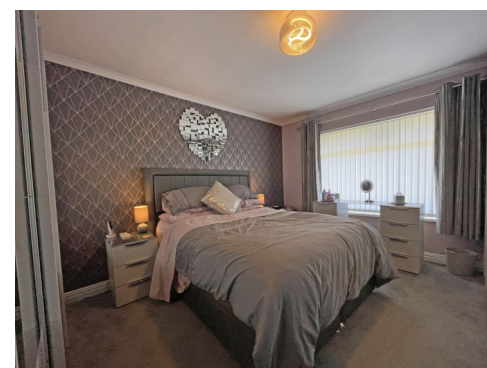
**2.30m (7'6") x 1.68m (5'6")**

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, radiator/towel rail, wall mounted mirrored cabinet with inset light, obscure double-glazed window to the rear, tiled flooring.

##### OUTSIDE:

##### FRONT

The front of the property is approached via steps and a resin laid pathway leading to the covered entrance and lawned garden areas with gravelled borders. To the left side a private, resin laid driveway offers ample parking and leads to the side entrance to the bungalow and follows onto the rear of the property to the garden and garage.



##### REAR

The lovely and well-maintained rear garden faces west and measures **12.78m (41'11") at longest x 15.53m (50'11") at widest**. The garden incorporates the resin driveaway and offers vehicle access to the garage beneath the property. There are lawned areas and a lovely, paved seating area enjoying the views and all enclosed by wall and fencing. To the far side of the property is a side gate and pathway leading to the front. The garage then offers access to a utility and workshop.

##### GARDEN FLOOR

##### GARAGE

**5.12m (16'10") x 2.75m (9')**

With double glazed window to the side, up and over door, doorway into the utility.

##### UTILITY

**3.73m (12'3") x 2.41m (7'11")**

Fitted with a two-piece suite with wall mounted wash hand basin, low-level WC, storage space and housing the wall mounted boiler serving the heating system and domestic hot water, light and power, open plan into the workshop.

##### WORKSHOP

**3.73m (12'3") x 3.38m (11'1")**

With light and power.