

## Contact us

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## Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

16/J/24 5570

## Floor Plans...



PLYMOUTH  
**HOMES** ESTATE AGENTS



THREE BEDROOMS  
EN SUITE SHOWER ROOM  
CONSERVATORY/DINING ROOM  
DOWNSTAIRS WC  
TWO PARKING SPACES  
LEVEL REAR GARDEN

**6 Harlyn Drive, Pennycross,  
Plymouth, PL2 3EQ**

*We feel you may buy this property because...*  
'This modern family home benefits from a conservatory/dining room addition to the rear.'

**£290,000**

## 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			97
(92+)	A		
(81-91)	B	85	
(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			

[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**

Two Parking Spaces

**Outside Space**

Enclosed 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: £2,000

Second Home or Investment

Property: £16,500

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**

///sting.views.loss

**Flood Risk Summary**

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

**Maximum Broadband Available**

Download Speed: 1000Mbps

Upload Speed: 220Mbps

**Introducing...**

This modern home is positioned in a sought-after location and benefits from a conservatory/dining room, with a warm roof, to the rear. The accommodation comprises: entrance hall, downstairs wc, kitchen, lounge, conservatory/dining room, three bedrooms, en-suite shower room and a family bathroom. Externally the property benefits from two allocated parking spaces to the front and a level 21' enclosed garden to the rear. With LVT vinyl flooring, gas central heating and double glazing, Plymouth Homes recommend this family home.

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

Entrance door opening to:

**ENTRANCE HALL**

Radiator, stairs to the first floor landing with an under-stairs storage cupboard, further good size cloaks cupboard, LVT vinyl flooring, door to:

**LOUNGE****4.78m (15'8") x 3.63m (11'11")**

Two windows to rear, LVT vinyl flooring, radiator, double doors opening to:

**CONSERVATORY / DINING ROOM****2.60m (8'6") x 2.29m (7'6")**

Solid 'warm' roof with a skylight window, double glazed windows to all sides, electric heater, ceramic tiled floor, double doors opening to the rear garden.

**KITCHEN****3.42m (11'3") x 3.08m (10'1")**

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 and dishwasher, space for fridge/freezer, electric double oven with a four ring gas hob and cooker hood above, double glazed window to the front, boiler cupboard housing the wall mounted gas combination boiler.

**CLOAKROOM**

Suite comprising a pedestal wash hand basin, low-level WC, tiled splashback, heated towel rail, extractor fan.

**FIRST FLOOR****LANDING**

Radiator, access to the loft.

**BEDROOM 1****3.70m (12'2") max x 3.42m (11'3") max**

Double glazed window to the front, radiator.

**EN-SUITE SHOWER ROOM**

Suite comprising a tiled shower cubicle, pedestal wash hand basin, low-level WC, tiled walls, heated towel rail, extractor fan, frosted double glazed window to the front.

**BEDROOM 2****3.31m (10'10") x 2.65m (8'8")**

Double glazed window to the rear, radiator.

**BEDROOM 3****3.75m (12'4") max x 2.03m (6'8")**

Double glazed window to the rear, radiator.

**BATHROOM**

Suite comprising: panelled bath with a shower attachment and curtain, pedestal wash hand basin, low-level WC, part tiled walls, heated towel rail, extractor fan.

**OUTSIDE****FRONT**

To the front of the property are two allocated parking spaces.

**REAR****6.4m (21') max x 5.0m (16'5")**

Paved rear garden with an area of artificial lawn, rear access gate.

**AGENT'S NOTE**

This property is subject to an estate charge that the current owners have informed us is £130 per annum.

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

