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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

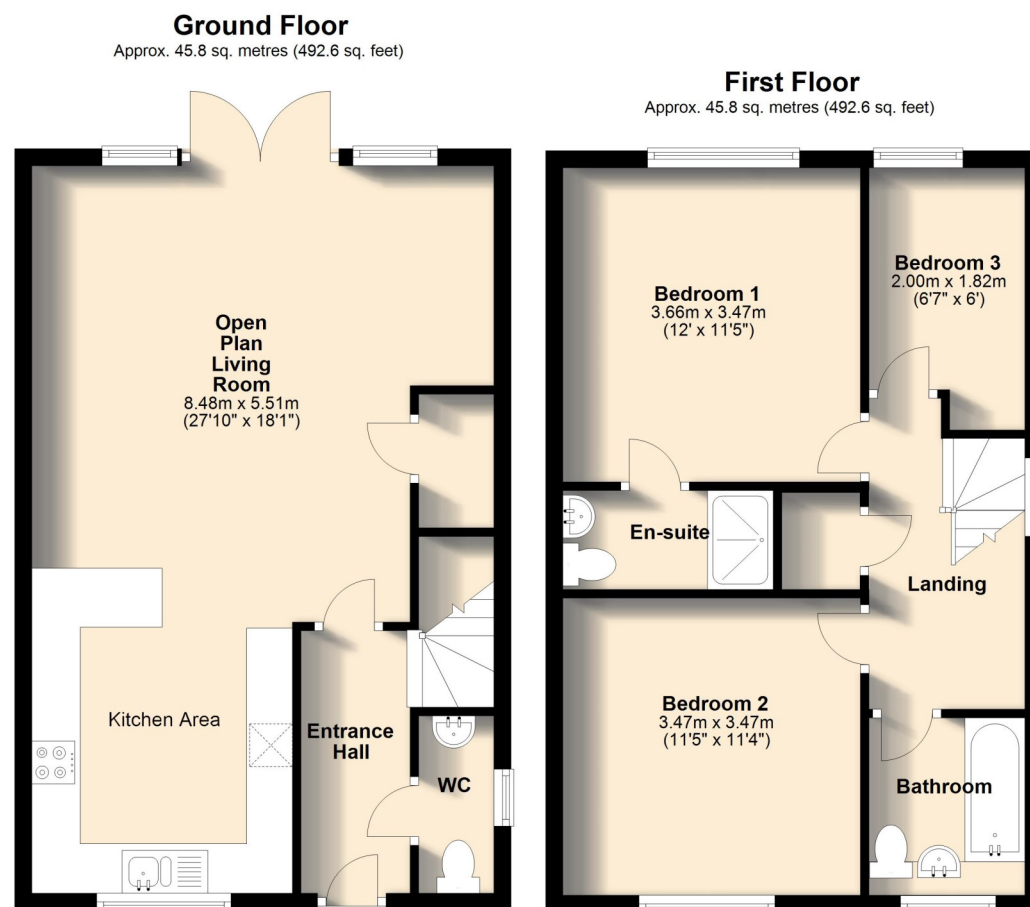
(Central Plymouth Office Only)

Our Property Reference:

04/L/24 5606



Floor Plans...

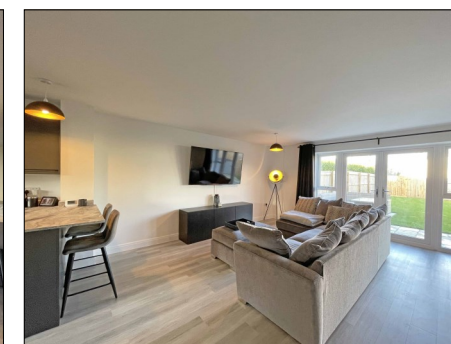


Further Information...

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

Draft Details – Not Approved & Subject To Change



**20A Lilford Gardens, Honicknowle,
Plymouth, PL5 2DP**

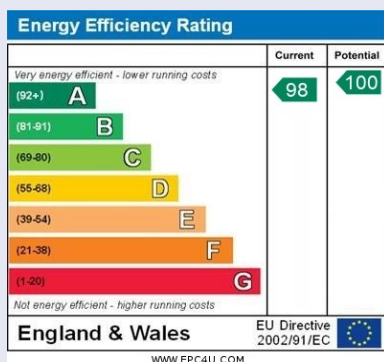
**SEMI DETACHED
THREE BEDROOMS
OPEN PLAN LIVING ROOM
DOWNSTAIRS WC
EN-SUITE SHOWER ROOM
GOOD SIZED GARDEN**

We feel you may buy this property because...

‘Of the spacious, well-presented accommodation and energy efficiency of this lovely modern home.’

**Offers Over
£298,000**

www.plymouthhomes.co.uk



Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Ground Source Heat Pump

Water Meter

Yes

Parking

Private Driveway and Off Road Parking

Outside Space

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: £4,900

Second Home or Investment Property: £19,800

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

///asks.shed.leaned

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 lovely and spacious modern home was built in 2024 and benefits from energy saving technology to help lower energy bills. Internally the accommodation offers a lovely, spacious open plan living room incorporating the lounge, dining area and the modern kitchen. On the first floor there are three bedrooms, en-suite shower room and the family bathroom. Further benefits include double glazing, central heating, privately owned solar panels, a ground source heat pump to provide heating and hot water and externally there is a double width private driveway with EV charging point and a good sized, enclosed rear garden measuring 17.44m (57’2’’) in length. Plymouth Homes advise an early viewing to fully appreciate this lovely, energy efficient home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With radiator and stairs rising to the first-floor landing.

DOWNSTAIRS WC

With obscure double-glazed window to the side and fitted with a two-piece suite comprising wall mounted wash hand basin, low-level WC, tiled splashbacks, radiator.

OPEN PLAN LIVING ROOM

8.48m (27'10") x 5.51m (18'1")

A lovely, spacious reception area incorporating the lounge, dining and kitchen areas. The kitchen area is fitted with a matching range of modern base and eye level units with soft closing drawers and doors, worktop space above, 1½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, integrated appliances to include dishwasher, fitted eye level electric double oven and four ring electric hob with wall mounted cooker hood above, spaces for an American style fridge/freezer and washing machine, double glazed window to the front, wood effect laminate flooring, radiator, recessed ceiling spotlights, uPVC glazed double doors, with double glazed side windows, opening onto the rear garden, understairs storage cupboard.



FIRST FLOOR

LANDING

With double glazed window to the side, airing cupboard housing the hot water cylinder and heating system.

BEDROOM 1

3.66m (12') x 3.47m (11'5")

A lovely double bedroom with double glazed window to the rear, radiator, door into the en-suite:

EN-SUITE

Fitted with a three-piece suite comprising wall mounted wash hand basin, recessed shower cubicle with fitted rainfall shower above and separate hand shower attachment, low-level WC, tiled splashbacks, chrome radiator/towel rail, extractor fan, shaver point, recessed ceiling spotlights.

BEDROOM 2

3.47m (11'5'') x 3.47m (11'4'')

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

BEDROOM 3

2.00m (6'7'') x 1.82m (6')

A single bedroom with double glazed window to the rear, radiator.

FAMILY BATHROOM

2.07m (6'9'') x 1.82m (6')

Fitted with a three-piece suite comprising panelled bath, wall mounted wash hand basin, low-level WC, tiled splashbacks, chrome radiator/towel rail, extractor fan, obscure double-glazed window to the front, recessed ceiling spotlights.



OUTSIDE:

FRONT

The front of the property is approached via a double width private driveway with paved and gravelled pathway to the main entrance. To the right side is a pathway with EV charging point and leading onto the rear of the house.

REAR

The rear opens to a good-sized garden measuring **7.29m (23'11'') x 17.44m (57'2'')**. The majority of the garden is laid to lawn with paved seating area, the ground source heat pump and all enclosed by wooden fencing with a gate to the side pathway.

RENEWABLE TECHNOLOGY

The property benefits from privately owned photovoltaic solar panels which help generate electricity for the homeowner. The house also has a ground source heat pump (GSHP) which is a renewable heating system that uses the earth's natural heat to provide heating and hot water for a building. Combined, both systems should help the homeowner save energy and help towards lowering energy bills.

AGENT'S NOTE

The owners inform us there is an estate charge and we await confirmation of the yearly amount.

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

