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Opening Hours

Monday - Friday
 9.15am—5.30pm

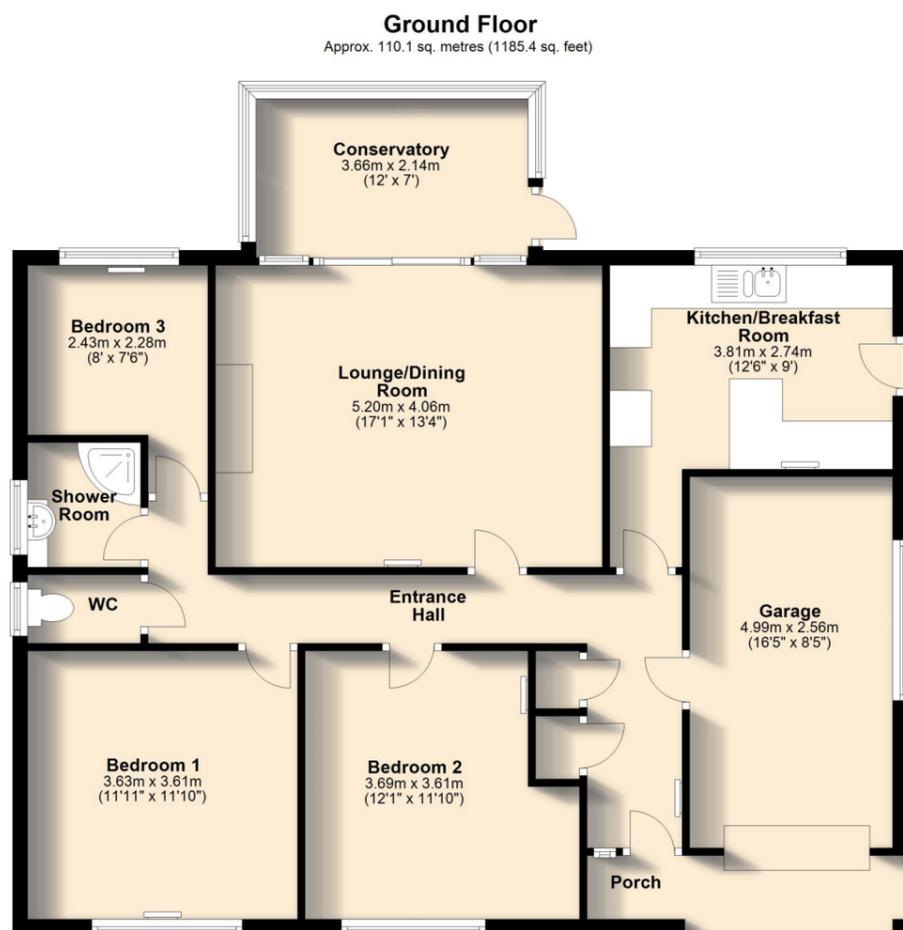
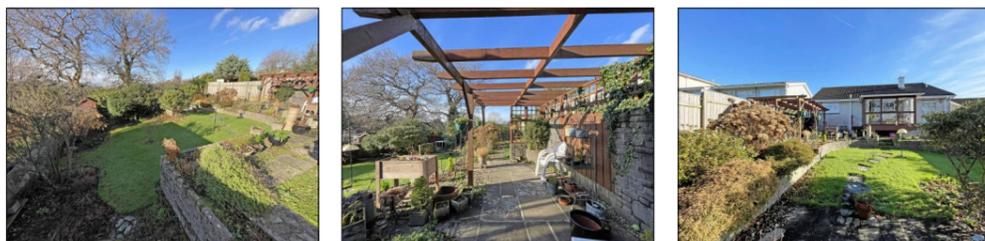
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

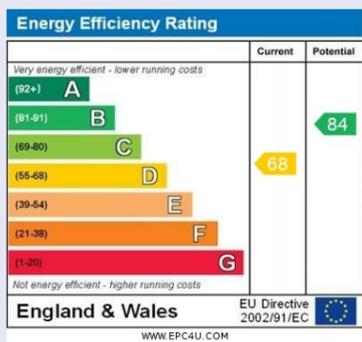
Our Property Reference:

13/A/25 5620



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



**18 Yeomans Way, Plympton,
 Plymouth, PL7 1JH**

- DESIRABLE AREA**
- DETACHED BUNGALOW**
- THREE BEDROOMS**
- TWO RECEPTIONS**
- WEST FACING GARDEN**
- NO ONWARD CHAIN**

We feel you may buy this property because...
 'Of the desirable residential location and spacious accommodation on offer.'

£375,000

www.plymouthhomes.co.uk

Number of Bedrooms

Three 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: £6,250

Second Home or Investment

Property: £25,000

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

///shine.vanish.slim

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 Fletcher built, detached bungalow is located within a desirable residential position within Plympton. Internally the well-proportioned accommodation offers: entrance hall, lounge/dining room, timber conservatory, kitchen/breakfast room, three good sized bedrooms, shower room and separate wc. Further benefits include an established, west facing and private rear garden, a private driveway, garage with internal access to the bungalow, central heating and double glazing. Offered for sale with no onward chain Plymouth Homes advise an early viewing to appreciate this lovely home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE PORCH

An open plan porch with uPVC part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

A spacious, L shaped entrance hall with two built in storage cupboards, radiator, dado rail, access to the large loft space with retracting loft ladder, lighting and also housing the boiler serving the heating system and domestic hot water.

LOUNGE/DINING ROOM

5.20m (17'1") x 4.06m (13'4")

A lovely sized reception space with two double glazed windows to the rear into the conservatory, coal effect living flame gas fire set within feature surround, radiator, double glazed sliding patio door opening into the conservatory.

CONSERVATORY

3.66m (12') x 2.14m (7')

A timber conservatory with windows to the side and rear enjoying the outlook over the rear garden, door and steps to the rear.

KITCHEN/BREAKFAST ROOM

3.81m (12'6") x 2.74m (9')

Fitted with a matching range of base and eye level units with worktop space above, matching breakfast bar, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, spaces



for fridge, freezer, dishwasher and cooker, pull out cooker hood, double glazed window to the rear, radiator, recessed ceiling spotlights, uPVC half glazed door opening to the side of the property.

BEDROOM 1

3.63m (11'11") x 3.61m (11'10")

A good-sized double bedroom with double glazed window to the front, radiator, dado rail, coving to ceiling.

BEDROOM 2

3.69m (12'1") x 3.61m (11'10")

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

BEDROOM 3

2.43m (8') x 2.28m (7'6")

With double glazed window to the rear, radiator.

SHOWER ROOM

1.68m (5'6") x 1.52m (5')

Fitted with a two-piece suite comprising shower cubicle with fitted electric shower above, vanity wash hand basin with cupboard storage below, radiator/towel rail, extractor fan, tiled surround, obscure double-glazed window to the side, wood effect laminate flooring.

WC

With obscure double-glazed window to the side and fitted with a low-level WC, tiled splashbacks, wood effect laminate flooring.

INTEGRAL GARAGE

4.99m (16'5") x 2.56m (8'5")

With double glazed window to the side, up and over garage door to the driveway, plumbing for domestic appliance, lighting and power supply, internal door into the entrance hall of the bungalow.

OUTSIDE:

FRONT

The front is approached via double gates and a private brick paved, private driveway measuring **7.11m (23'4")**, leading to the garage and the covered main entrance. The front garden is low maintenance with gravelled garden areas and flower borders, while to the right of the bungalow a side pathway leads onto the rear of the property.

REAR

The rear opens to a westerly facing, private and established garden measuring **14.16m (46'5") in width x 15.12m (49'7") in length**. The garden is mostly laid to lawn with, paved seating areas, pergola, and established borders with a selection of trees and shrubs. To the rear of the garden a gate gives rear access to a public pathway.

