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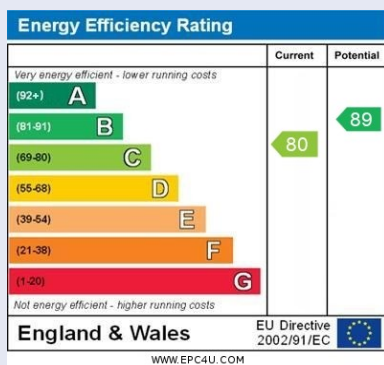
**North Plymouth and
Residential Lettings Office**
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Website
www.plymouthhomes.co.uk

Opening Hours
Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
28/C/25 5685



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



**14 Cobham Close, Glenholt
Plymouth, PL6 7FE**

THREE/FOUR BEDROOMS
PRIME LOCATION
OVERLOOKING GREEN
GARAGE AND DRIVE
FIRST FLOOR LOUNGE
WELL PRESENTED

We feel you may buy this property because...

‘This well presented modern home is in a prime location, overlooking a central green and with a level rear garden, driveway and garage.’

£315,000

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
Rear Garden

Council Tax Band
D

Council Tax Cost 2025/2026
Full Cost: £2,325.42
Single Person: £1,744.07

Stamp Duty Liability
First Time Buyer: £750
Main Residence: £5,750
Second Home or Investment
Property: £21,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

What3words Location
///lawn.news.toned

Flood Risk Summary
Rivers and the Sea:
Very Low Risk
Surface Water:
Very Low Risk

Maximum Broadband Available
Download Speed: 1800Mbps
Upload Speed: 1000Mbps

Introducing...

This immaculately presented modern home is positioned in a favoured location overlooking a central green and benefits from a south easterly facing rear garden. The good size accommodation comprises: entrance hall, dining room/bedroom 4, downstairs wc, kitchen/breakfast room, lounge, three double bedrooms, en-suite shower room and family bathroom. Externally the property has an attractive level rear garden and good size garage with driveway. Offered for sale with solar water heating, gas central heating and double glazing, Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises...

GROUND FLOOR

Entrance door opening to:

ENTRANCE HALL
Radiator, ceramic tiled floor, stairs to the first floor landing.

DINING ROOM/BEDROOM 4
3.19m (10'6") x 2.49m (8'2") max
Double glazed window to the front, radiator, ceramic tiled floor.

CLOAKROOM
Suite comprising a pedestal wash hand basin, low-level WC, extractor fan, tiled splashback, radiator, ceramic tiled floor.

KITCHEN/BREAKFAST ROOM
4.13m (13'6") x 3.90m (12'10") max
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 oven with a four ring gas hob and cooker hood above, space for breakfast table, double glazed window to the rear, radiator, ceramic tiled floor, concealed gas boiler serving heating system and domestic hot water, under-stairs storage cupboard, twin double glazed doors to the rear garden.



FIRST FLOOR

LANDING
Radiator, stairs to the second floor landing.

LOUNGE
4.16m (13'8") x 3.90m (12'10")
Double glazed window to the rear with a distant view towards Dartmoor, radiator.

BEDROOM 1
3.90m (12'10") x 3.61m (11'10") into bay
Double glazed bay window to the front, built-in triple wardrobe with sliding doors, radiator, door to:

EN-SUITE SHOWER ROOM
Suite comprising a tiled shower cubicle, pedestal wash hand basin, low-level WC, extractor fan, shaver point, tiled splashbacks, radiator, ceramic tiled floor.

SECOND FLOOR

LANDING
Radiator.

BEDROOM 2
3.90m (12'10") x 3.16m (10'4")
Double glazed window to the rear with a distant view towards Dartmoor, radiator.



BEDROOM 3
3.90m (12'10") max x 3.33m (10'11")
Double glazed window to the front, radiator, airing cupboard housing the hot water cylinder.

FAMILY BATHROOM
Suite comprising a panelled bath with a thermostatically controlled shower and screen above, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, shaver point, radiator, ceramic tiled floor.

OUTSIDE
REAR
9.7m (32') x 5.2m (17')
Attractive rear garden, enclosed by fencing with a side and rear access gates, area of lawn, outside water tap, inset tree, outside power socket.

GARAGE
5.48m (18'0") x 2.67m (8'9")
Up and over vehicular door, power and light connected, vaulted ceiling with storage, brick paved driveway with twin gates.

AGENT'S NOTE
This property benefits from solar water heating and is subject to an estate charge of £133.17 per annum. We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.