

Contact us
Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

**North Plymouth and
Residential Lettings**

Office
56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email us
info@plymouthhomes.co.uk

Website
www.plymouthhomes.co.uk

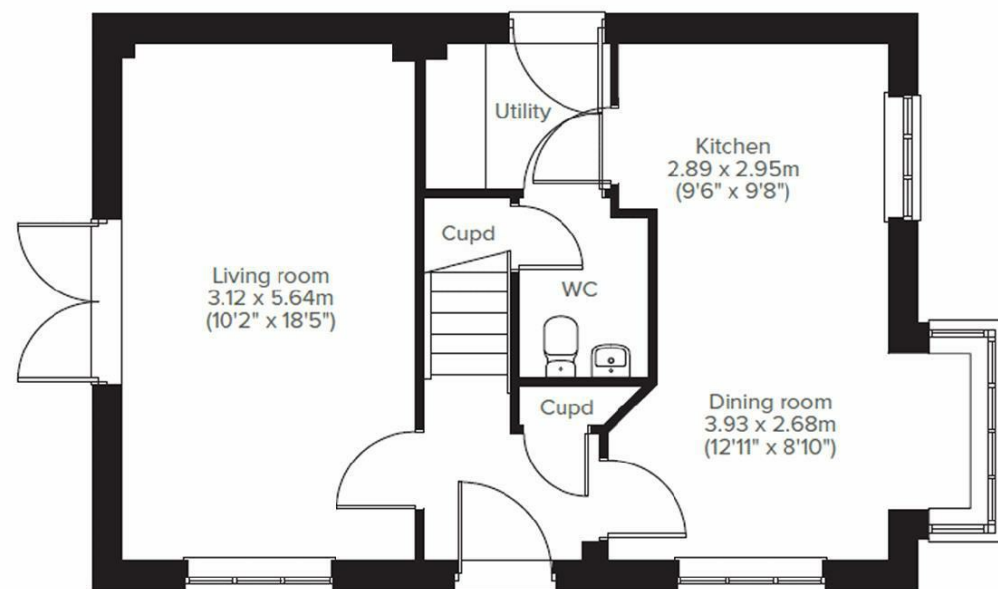
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Monday-Friday
9.15am-5.30pm
Saturday
9.00am-4.00pm
(Central Plymouth Office Only)

**Our Property
Reference:**
19527585

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. Neither Plymouth Homes Estate Agents nor any of it's 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**



- BRAND NEW PROPERTY
- POPULAR LOCATION
- DETACHED HOME
- THREE BEDROOMS
- TWO RECEPTIONS
- TWO PARKING SPACES
- DOWNSTAIRS WC
- ENERGY RATING: TBC

**Plot 37 Palmerston Heights, Derriford,
Plymouth, PL6 8EG**

We feel you may buy this property because....

Of the popular residential location and prospect of buying a lovely, brand-new home.

£349,995

www.plymouthhomes.co.uk

Number of Bedrooms
3

Property Construction
Add text here

Heating System
Add text here

Water Meter
Add text here

Parking
Add text here

Outside Space
Add text here

Council Tax Band

Council Tax Cost
2021/2022
Full Cost: Add text here
Single Person: Add text here

Stamp Duty Liability
First Time Buyer: Add text here
Main Residence: Add text here
Second Home of Investment Property: Add text here

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

Introducing

A fantastic opportunity to purchase a Persimmon new build home at Palmerston Heights, Derriford. Built to their Barnwood Bays design this lovely, detached property offers accommodation comprising living room, kitchen/dining room, utility, downstairs wc, three bedrooms, en-suite and family bathroom. Further benefits include double glazing, central heating, two parking spaces with EV charging point, a rear garden and views across Forder Valley. For further information please contact Plymouth Homes.

The Accommodation Comprises...

GENERAL DESCRIPTION

Plot 37 - This property also includes an upgraded kitchen, integrated dishwasher, electrical upgrades like spotlights and towel rads. There are two parking spaces, EV charger and beautiful views overlooking Forder Valley. Possible part exchange considered.

ROOM DIMENSIONS

GROUND FLOOR

LIVING ROOM
10'2" x 18'6"

DINING ROOM
12'10" x 8'9"

KITCHEN
9'5" x 9'8"

FIRST FLOOR

BEDROOM 1
10'4" x 12'0"

BEDROOM 2
12'11" x 9'7"

BEDROOM 3
9'6" x 8'6"

AGENT'S NOTE

These sales particulars are only in draft format and have yet to be approved by the seller. They are therefore subject to change.

