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Opening Hours

Monday - Friday

9.15am—5.30pm

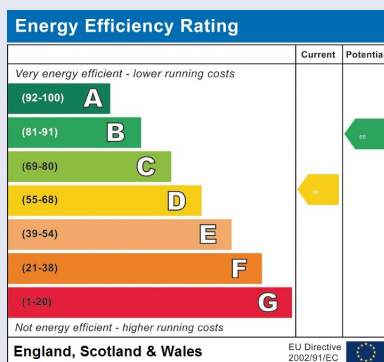
Saturday

9.00am—4.00pm

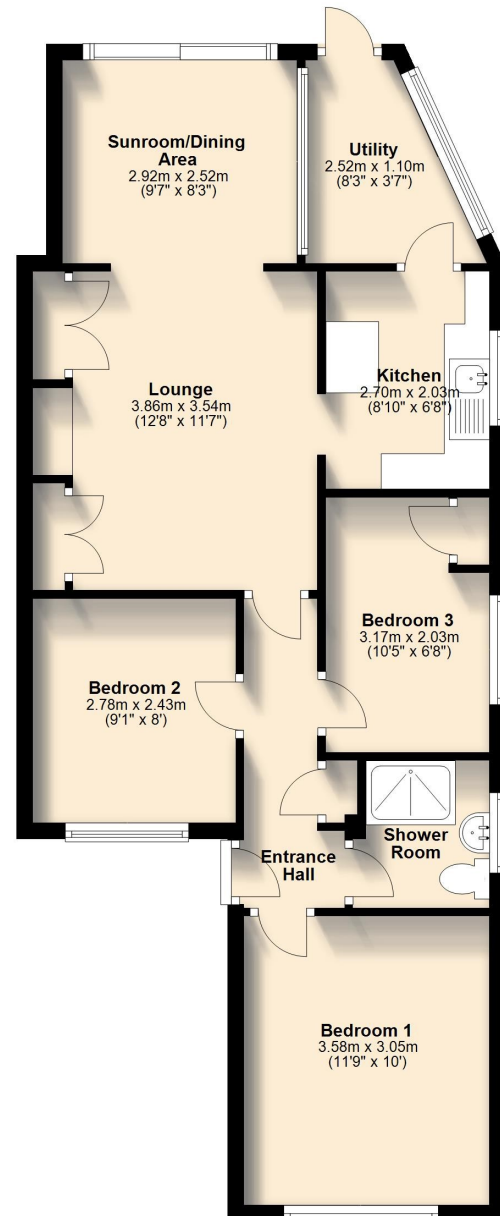
(Central Plymouth Office Only)

Our Property Reference:

19/D/24 5434



Ground Floor
Approx. 65.6 sq. metres (705.7 sq. feet)



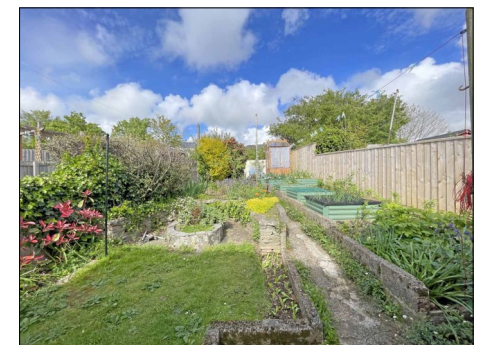
Further Information...

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



**11 Vicarage Gardens, St Budeaux,
Plymouth, PL5 1LQ**

**SECLUDED CUL-DE-SAC
TWO/THREE BEDROOMS
TWO RECEPTIONS
LOVELY REAR GARDEN
LARGE GARAGE
DOUBLE GLAZING**

We feel you may buy this property because...
'Of the lovely, secluded position and lovely feel of this semi-detached bungalow.'

£240,000

www.plymouthhomes.co.uk

Number of Bedrooms
Two/Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Shared Driveway and Garage

Outside Space
Rear Garden

Council Tax Band
C

Council Tax Cost 2025/2026
Full Cost: £2,067.04
Single Person: £1,550.28

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,300
Second Home or Investment
Property: £14,300

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

What3words Location
///sage.market.lucky

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

Maximum Broadband Available
Download Speed: 1000Mbps
Upload Speed: 100Mbps

Introducing...

This lovely semi-detached bungalow is located within a popular, secluded cul-de-sac and boasts a lovely enclosed rear garden measuring 25.11m (82’4’’) in length. Internally the well-presented accommodation offers lounge with wood burner, sunroom/dining area, two bedrooms, office/occasional bedroom, bathroom, kitchen and utility. Further benefits include double glazing, central heating and externally there is a larger than average garage with parking in front. Plymouth Homes advise an early viewing to appreciate the location and charming feel of this property.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A part glazed entrance door opens into the entrance hall.

ENTRANCE HALL

With radiator, dado rail, picture rail, access to the loft space, built in storage cupboard.

LOUNGE

3.86m (12'8") x 3.54m (11'7")

A lovely reception space with feature wood burning stove, built in storage into alcoves, radiator, open plan into the sunroom/dining area and the kitchen.

SUNROOM/DINING AREA

2.92m (9'7'') x 2.52m (8'3'')

With window into the utility, radiator, two roof lanterns, double glazed patio door opening onto the rear garden.

KITCHEN

2.70m (8'10") x 2.03m (6'8")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge/freezer, washing machine and cooker, obscure double-glazed window to the side, extractor fan, door into the utility.



UTILITY

2.52m (8'3'') x 1.10m (3'7'')

With obscure double-glazed window to the side and uPVC part glazed door opening onto the rear garden.

BEDROOM 1

3.58m (11'9'') x 3.05m (10')

With double glazed window to the front, radiator.

BEDROOM 2

2.68m (8'10'') x 2.43m (8')

With double glazed window to the front, radiator.

OFFICE/OCCASIONAL BEDROOM

3.17m (10'5'') x 2.03m (6'8'')

With double glazed window to the side, storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water, radiator.

BATHROOM

Fitted with a three-piece suite comprising panelled bath with fitted shower above and shower screen, vanity wash hand basin with cupboard storage below, low-level WC, chrome radiator/towel rail, splashbacks, obscure double-glazed window to the side.



OUTSIDE:

FRONT

The front of the bungalow is approached via a private pathway and steps leading to the main entrance. There is a lawned garden area with established flower borders and to the righthand side a shared driveway leads to a gate into the rear garden and also accesses a good sized garage with parking for a car in front.

REAR

The enclosed rear garden is a particular feature of the property and measures **25.11m (82'4'') max in length x 5.83m (19'1'') max in width**. Adjoining the sunroom/dining area is a seating area which enjoys the nearby fishpond and also accesses the gate to the driveway and the pedestrian door into the garage. The garden then continues with established flower borders, a central lawned area, raised beds, a vegetable garden and all leading to the top secluded section where there is a further garden area with decking. The garden also includes the shed and green house.

GARAGE

A higher-than-average garage measuring **2.61m (8'7'') in width x 5.30m (17'5'') in length x 2.74m (9') in height**. With up and over door to the driveway, power supply and lighting.