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Floor Plans...

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Our Property
Reference:
19525510

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



- FOUR BEDROOMS
- LARGE CONSERVATORY
- SOUGHT AFTER LOCATION
- DOUBLE GARAGE
- FRONT AND REAR GARDENS
- NO ONWARD CHAIN
- ENERGY RATING: BAND C

**5 The Hollows, Elburton, Plymouth, PL9
8TX**

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

'This modern detached family home is positioned on a sought after development and offers generously proportioned accommodation and well tended gardens with a double garage.'

£480,000

www.plymouthhomes.co.uk

Number of Bedrooms
4

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

This good size detached family home is positioned in a favoured location and offered for sale with no onward chain. The well proportioned accommodation comprises: entrance hall, lounge, dining room, kitchen/breakfast room, utility room, large conservatory, four bedrooms, en-suite shower and a family shower room. Externally the property was well tended gardens to the front and rear, and a double width driveway leading to a double garage. With double glazing and central heating, Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises...

GROUND FLOOR
Entrance door opening to

ENTRANCE HALL
Impressive entrance hall with radiator, wooden laminate floor, coved ceiling, stairs to the first floor landing, under-stairs storage cupboard with light.

LOUNGE
16'0" x 12'2" max
Double glazed bay window to the front and a further double glazed window to the side, two radiators, wooden laminate floor, dado rail, coved ceiling, coal effect gas fire set in a timber surround with a marble effect inset and hearth.

CLOAKROOM
Frosted double glazed window to the front, pedestal wash hand basin, low-level WC, tiled splashback, radiator, coved ceiling.

DINING ROOM
9'8" x 9'3"
Radiator, coved ceiling, patio doors to the conservatory.

KITCHEN/BREAKFAST ROOM
15'10" x 9'8"
Fitted with a matching range of base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, plumbing for dishwasher, space for fridge, electric double oven and a four ring gas hob with cooker hood above, double glazed window to the rear, two radiators, coved ceiling with recessed spotlights, tiled splashbacks, feature LVT flooring, opening to:

UTILITY ROOM
Fitted with a matching range of units with worktop space above, stainless steel sink unit with a single drainer, plumbing for washing machine, space for freezer, radiator, coved ceiling, tiled splashbacks, wall mounted gas boiler, double glazed door to the side driveway.



CONSERVATORY
14'2" x 9'8"
With double glazed windows and a polycarbonate roof, two radiators, wooden laminate floor, wall light, double doors opening to the rear garden.

FIRST FLOOR
LANDING
Double glazed window to the side, radiator, coved ceiling, access to the loft, airing cupboard housing the hot water cylinder.

BEDROOM 1
13'5" max x 11'8"
Feature arched double glazed window to the front, four door built-in wardrobe, radiator, vaulted ceiling, door to:

EN-SUITE SHOWER ROOM
Suite comprising a tiled shower cubicle, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, shaver point and light, frosted double glazed window to the side, radiator, coved ceiling.

BEDROOM 2
10'9" x 9'10"
Double glazed window to the rear, radiator, coved ceiling, built in double wardrobe.

BEDROOM 3
9'8" x 9'3" max
Double glazed window to the rear, radiator, coved ceiling.

BEDROOM 4
9'3" max x 6'7"
Double glazed window to the front, built-in single wardrobe with overhead storage, radiator, coved ceiling.

SHOWER ROOM
Suite comprising a double shower cubicle, pedestal wash hand basin, low-level WC, electric fan heater, extractor fan, part tiled walls, frosted double glazed window to the rear, radiator, coved ceiling.

OUTSIDE
FRONT
Well presented gravelled front garden with inset ferns, path to the covered entrance.

PARKING
Double width driveway providing off road parking for 2 cars.

GARAGE
18'2" x 11'1"
Double garage with two remote controlled electric vehicular doors, power and light connected, boarded vaulted ceiling with storage.

REAR
41'0" x 29'10"
Level rear garden, enclosed by fencing with a door to the driveway and a further side door to the garage, paved seating area, display beds, summer house with power, external power points, outside water tap.

What3words Location
///spout.pocket.types

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

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

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.

