

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

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

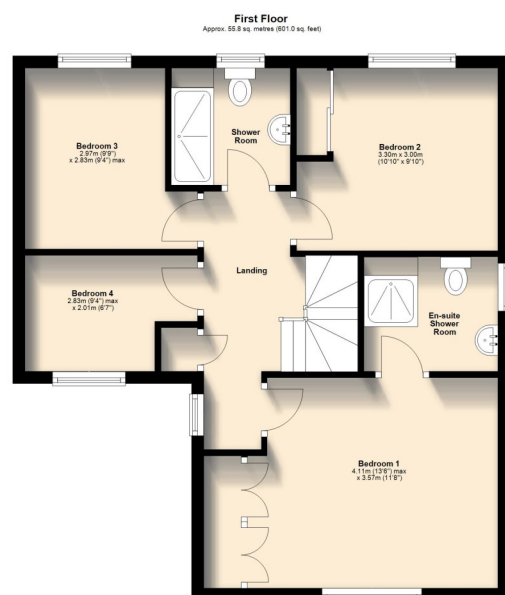
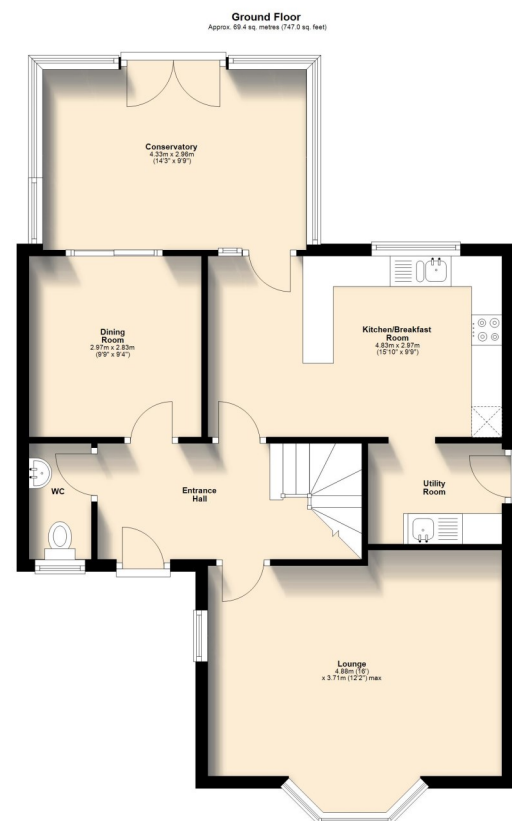
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

23/D/25 5700

Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS



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

**FOUR BEDROOMS
LARGE CONSERVATORY
SOUGHT AFTER LOCATION
DOUBLE GARAGE
FRONT AND REAR GARDENS
NO ONWARD CHAIN**

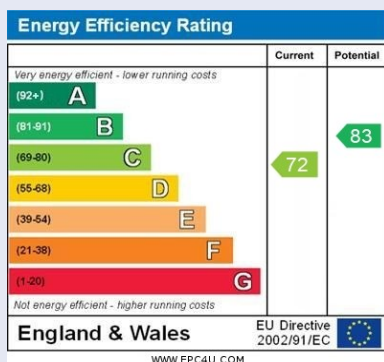
We feel you may buy this property because...

'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.'

£460,000

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.



www.plymouthhomes.co.uk

Number of Bedrooms
Four Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Double Drive and Double Garage

Outside Space
Enclosed Rear Garden

Council Tax Band
E

Council Tax Cost 2025/2026
Full Cost: £2,842.17
Single Person: £2,131.63

Stamp Duty Liability
First Time Buyer: £8,000
Main Residence: £13,000
Second Home or Investment Property: £36,000

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

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

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

4.88m (16') x 3.71m (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

2.97m (9'9") x 2.83m (9'4")

Radiator, coved ceiling, patio doors to the conservatory.

KITCHEN/BREAKFAST ROOM

4.83m (15'10") x 2.97m (9'9")

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

4.33m (14'3") x 2.96m (9'9")

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

4.11m (13'6") max x 3.57m (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

3.30m (10'10") x 3.00m (9'10")

Double glazed window to the rear, radiator, coved ceiling, built in double wardrobe.

BEDROOM 3

2.97m (9'9") x 2.83m (9'4") max

Double glazed window to the rear, radiator, coved ceiling.

BEDROOM 4

2.83m (9'4") max x 2.01m (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

5.54m (18'2") x 3.40m (11'2")

Double garage with two remote controlled electric vehicular doors, power and light connected, boarded vaulted ceiling with storage.

REAR

12.5m (41') x 9.1m (30')

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.