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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

16/E/25 5716

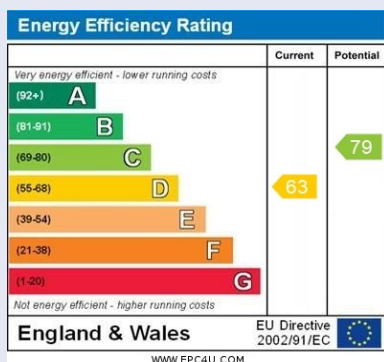


Floor Plans...



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

Draft Details – Not Approved & Subject To Change



**10 Lester Close, Higher Compton,
Plymouth, PL3 6PX**

**THREE BEDROOMS
CUL DE SAC LOCATION
SOUTH FACING GARDEN
DRIVEWAY & GARAGE
GOOD SIZE BATHROOM
VIEWING RECOMMENDED**

We feel you may buy this property because...

‘This semi detached family home is positioned in a cul de sac location and has a south facing garden to the rear.’

£277,500

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Parking and Garage

Outside Space
South Facing 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: £3,875
Second Home or Investment
Property: £17,750

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

Title Plan Guideline



Introducing...

This comfortable semi detached family home is positioned in a cul de sac location and benefits from a south facing garden to the rear. The accommodation comprises: entrance hall, lounge, dining room, kitchen, utility porch, cloakroom, three bedrooms and a good size bathroom/wet room. Externally, the property has a private driveway providing off road parking, a shared driveway leading to a garage and well stocked front and rear gardens. Offered for sale with gas central heating and double glazing, Plymouth Homes highly recommend this family home.

The Accommodation Comprises...

GROUND FLOOR

uPVC double glazed entrance door opening to:

ENTRANCE HALL

Frosted double glazed window to the side, radiator, coved ceiling, stairs to the first floor landing with an under-stairs storage cupboard.

LOUNGE

3.88m (12'9") into bay x 3.76m (12'4") max

Double glazed window to the front, feature stain glass window to the dining room, electric fire set in a feature timber surround with a tiled inset, radiator, picture rail, coved ceiling, open plan to:

DINING ROOM

4.05m (13'4") x 3.52m (11'7")

Timber fire surround with a tiled inset, radiator, picture rail, coved ceiling, patio doors opening to:

SUN ROOM

3.03m (9'11") x 1.21m (3'11")

With a polycarbonate roof and double glazed door and windows opening to the garden.

KITCHEN

4.41m (14'6") max x 2.58m (8'5") max

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 slimline dishwasher, space for fridge/freezer, gas point for cooker, two double glazed windows to the side, radiator, wall mounted gas boiler, tiled splashbacks, glazed door to:



UTILITY

1.68m (5'6") x 0.72m (2'4")

Plumbing for washing machine, double glazed window to the rear, double glazed door to the rear garden, folding door to:

WC

Frosted double glazed window to the rear, low-level WC, radiator.

FIRST FLOOR

LANDING

Frosted double glazed window to the side, coved ceiling, access to the loft with a pull down ladder.

BEDROOM 1

4.19m (13'9") x 3.52m (11'7")

Double glazed windows to the front, radiator.

BEDROOM 2

4.08m (13'5") x 3.25m (10'8") max

Double glazed window to the rear, radiator, tiled fire surround, built in wardrobe with sliding doors.

BEDROOM 3

2.28m (7'6") x 1.99m (6'6")

Double glazed window to the front, radiator.

BATHROOM

Good size bathroom with a suite comprising a panelled bath, pedestal wash hand basin, wet room style shower area with a fitted electric shower and curtain and screen, low-level WC, tiled walls, heated towel rail, extractor fan, frosted double glazed windows to the side and rear, coved ceiling.



BEDROOM 3

2.28m (7'6") x 1.99m (6'6")

Double glazed window to the front, radiator.

OUTSIDE

FRONT

Well tended flower borders and a covered entrance.

PARKING

To the front of the property is a private hardstanding providing off road parking. There is also a shared driveway, with outside water tap, leading to:

GARAGE

5.92m (19'5") x 2.51m (8'3")

Up and over vehicular door, power and light connected.

REAR

8.2m (27') x 4.3m (14')

Beautiful enclosed south facing garden, with a paved seating area adjoining the rear of the house, well tended beds with an abundance of shrubs, bushes and ferns, side access gate.

