

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

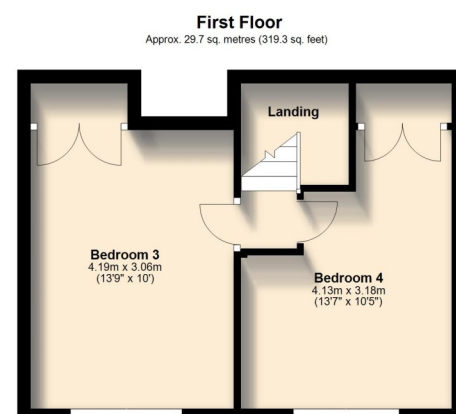
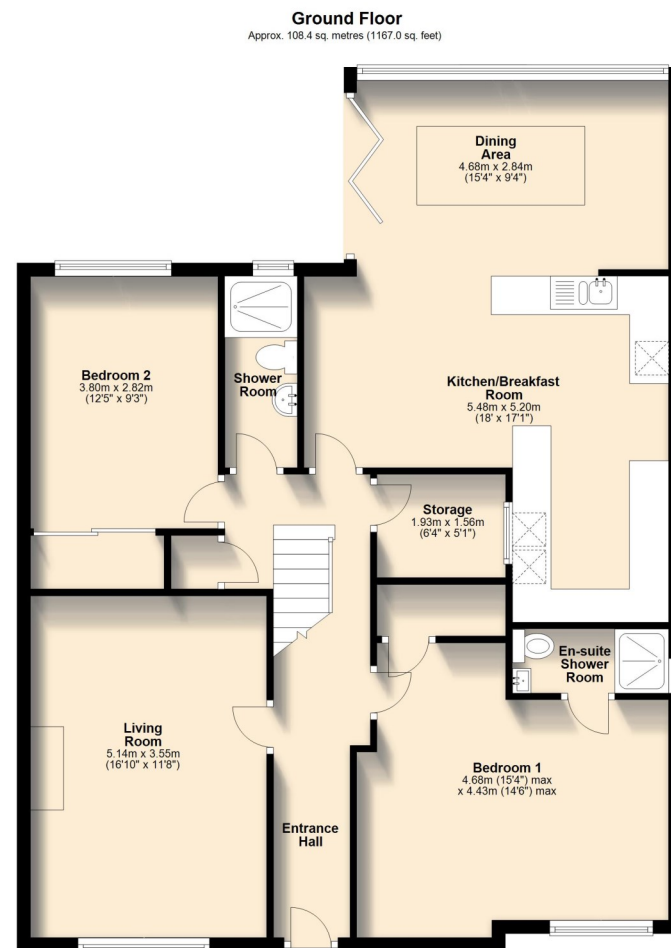
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

30/E/25 5729

Floor Plans...

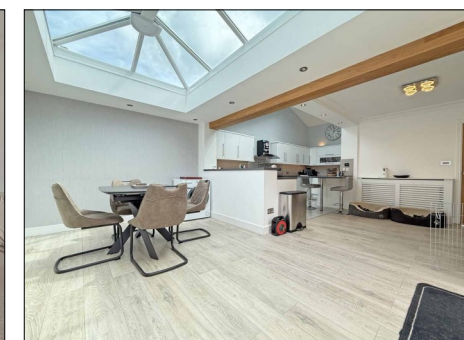
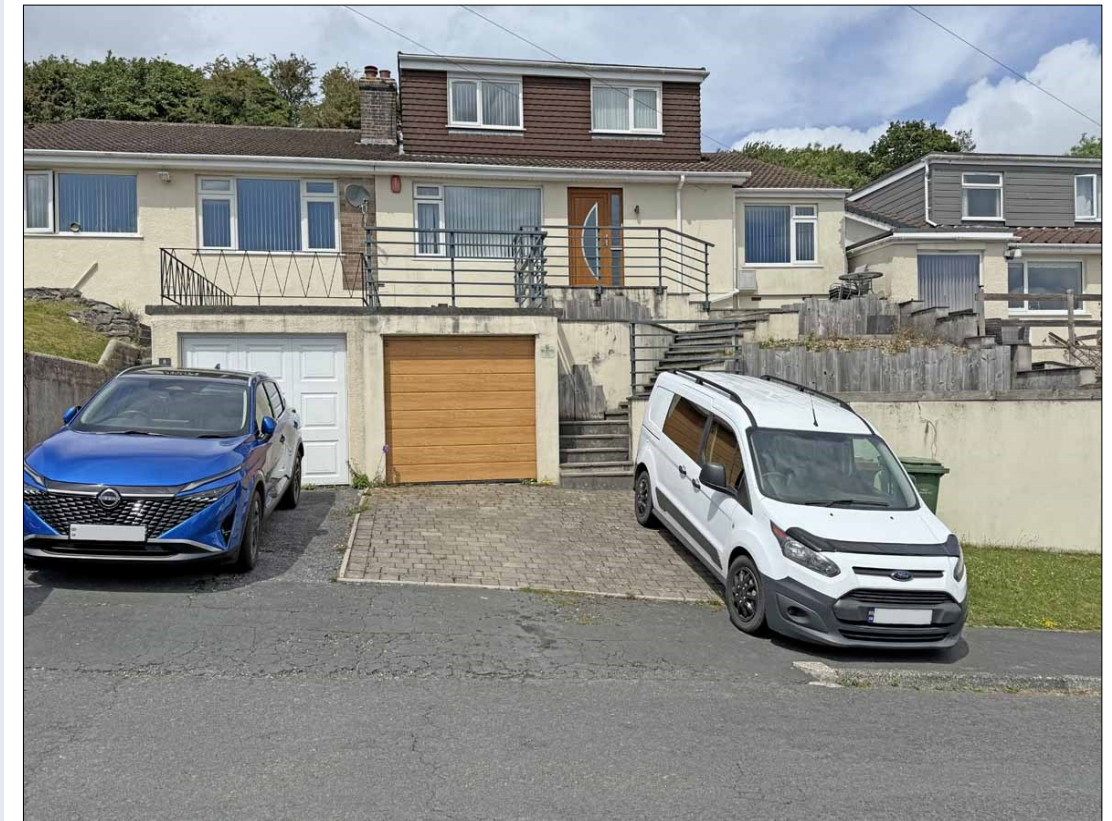


Further Information...

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



**6 South View Park, Plympton,
Plymouth, PL7 4JE**

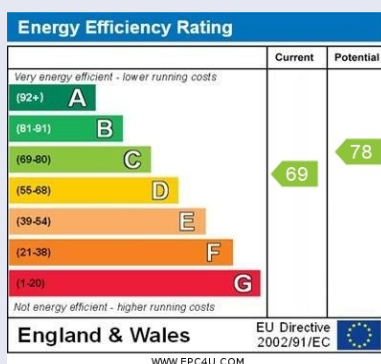
We feel you may buy this property because...

‘Of the popular residential location, spacious, versatile accommodation and the lovely outlook.’

£350,000

**FOUR DOUBLE BEDROOMS
SEPARATE LOUNGE
KITCHEN/BREAKFAST ROOM
PANORAMIC VIEWS
GOOD SIZED GARDEN
BACKS ONTO FARMLAND
DRIVE & GARAGE**

www.plymouthhomes.co.uk



Number of Bedrooms
Four Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Garage

Outside Space
Goos Sized Garden

Council Tax Band
D

Council Tax Cost 2025/2026
Full Cost: £2,325.42
Single Person: £1,744.07

Stamp Duty Liability
First Time Buyer: £2,500
Main Residence: £7,500
Home or Investment
Property: £25,000

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 deceptively spacious home enjoys panoramic views across Plympton and backs onto farmland behind. Internally the accommodation is arranged over two floors and boasts four large double bedrooms, a separate lounge, feature open plan kitchen/breakfast and dining area, en-suite and shower room. Further benefits include double glazing, central heating and externally there is a private drive to garage and a good sized, enclosed rear garden. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to appreciate the size and position of this lovely, versatile family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

A split-level hallway with radiator, wood effect laminate flooring, skylight window, built in storage cupboard and stairs rising to the first-floor landing.

LIVING ROOM

5.14m (16'10") x 3.55m (11'8")

A good-sized reception space with double glazed window to the front enjoying the outlook, wall mounted electric fire, radiator, coving to ceiling.

KITCHEN/BREAKFAST ROOM

5.48m (18') x 5.20m (17'1")

A lovely, spacious open plan area fitted with a matching range of base and eye level units with worktop space above, matching breakfast bar, 1 ½ bowl sink unit with mixer tap, tiled splashbacks, under-unit lighting, integrated fridge, freezer and dishwasher, space for washing machine, space for range cooker with wall mounted cooker hood above, double glazed window to the side, wood effect laminate to the breakfast area, tiled flooring with under floor heating to the kitchen, coving to ceiling, recessed ceiling spotlights, feature pitched roof with skylight window, open plan into the dining area.

DINING AREA

4.68m (15'4") x 2.84m (9'4")

With double glazed windows to the rear, feature double glazed roof lantern, radiator, recessed ceiling spotlights, tri-fold doors opening onto the rear garden.



BEDROOM 1

4.68m (15'4") max x 4.43m (14'6") max

A lovely large double bedroom with double glazed window to the front enjoying the open outlook, radiator, door into the en-suite.

EN-SUITE SHOWER ROOM

Fitted with a three-piece suite comprising shower cubicle, low level wc, wash hand basin, tiled splashbacks, double glazed window to the side.

BEDROOM 2

3.80m (12'5") x 2.82m (9'3")

A second double bedroom with double glazed window to the rear, radiator, coving to ceiling, built in wardrobes.

SHOWER ROOM

2.87m (9'5") x 1.09m (3'7")

Fitted with a three-piece suite comprising recessed shower cubicle with fitted electric shower above, pedestal wash hand basin, low-level WC, extractor fan, tiled surround, obscure double-glazed window to the rear, radiator, tiled flooring, recessed ceiling spotlights.

WALK IN STORAGE

1.93m (6'4") x 1.56m (5'1")

A useful walk in storage area with radiator, window to the kitchen and access to the part boarded loft space also housing the wall mounted boiler serving the heating system and domestic hot water.



FIRST FLOOR

LANDING

With doors to both bedrooms.

BEDROOM 3

4.19m (13'9") x 3.06m (10')

A third double bedroom with double glazed window to the front enjoying the panoramic views, radiator, built in storage cupboard.

BEDROOM 4

4.13m (13'7") x 3.18m (10'5")

A fourth double bedroom with double glazed window to the front enjoying the panoramic views, radiator, built in storage cupboard.

OUTSIDE:

FRONT

From the roadside steps rise to the main entrance and tiered garden areas including an area on top of the garage enclosed by railings. From the front the property enjoys the open views across Plympton.

REAR

The rear boasts a good-sized garden, mostly laid to lawn, with flower borders, enclosed by fencing, backing onto farmland and enjoying the panoramic views.

PARKING

At the front of the property is a brick paved driveway leading to the garage and steps to the main entrance.

