

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

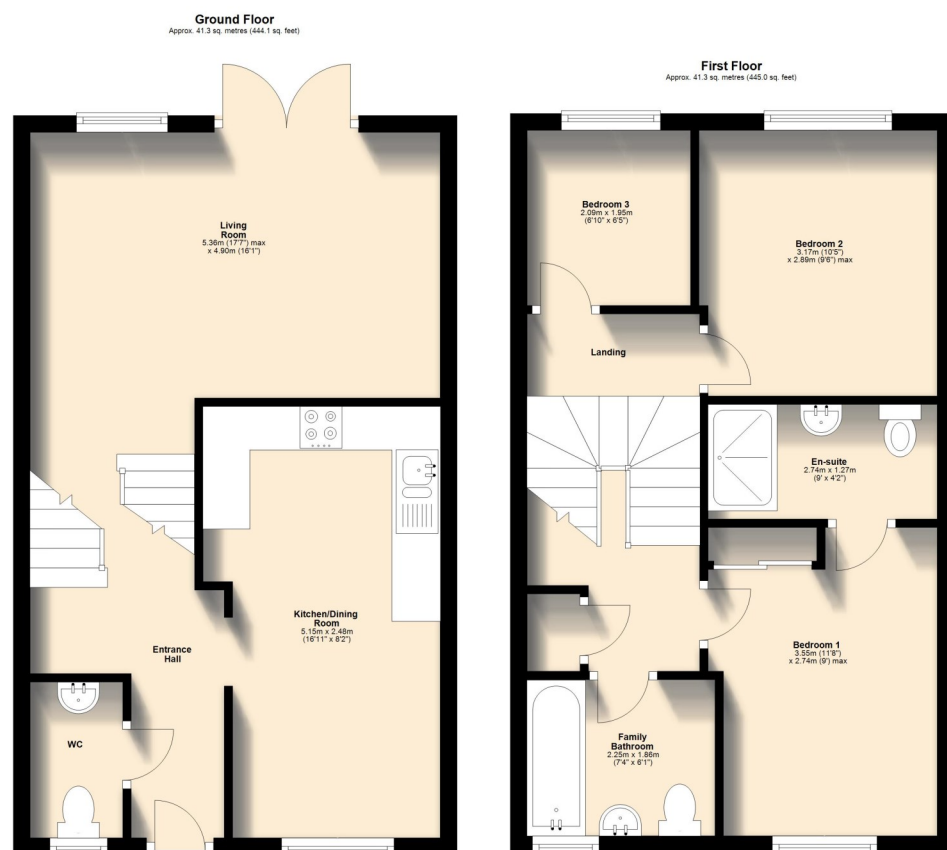
(Central Plymouth Office Only)

Our Property Reference:

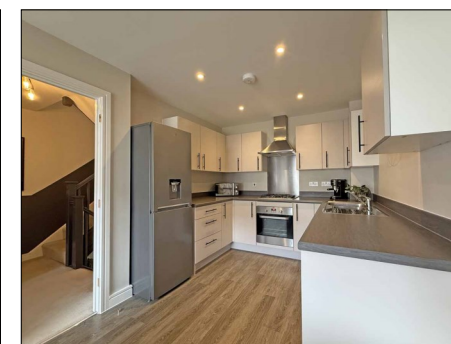
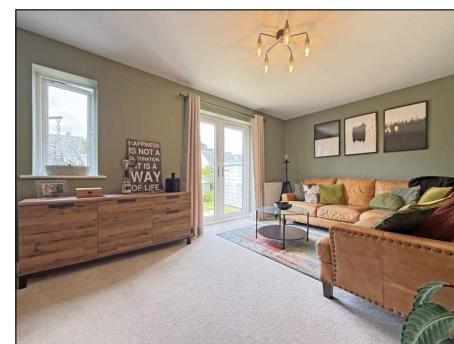
09/F/25 5736



Floor Plans...



**PLYMOUTH
HOMES** ESTATE AGENTS



**27 Ivy Drive, Tamerton Foliot,
Plymouth, PL6 6FS**

**SPILT LEVEL HOUSE
BEAUTIFULLY PRESENTED
THREE BEDROOMS
SPACIOUS LOUNGE
KITCHEN/DINING ROOM
DOWNSTAIRS WC
SOUTHWEST GARDEN**

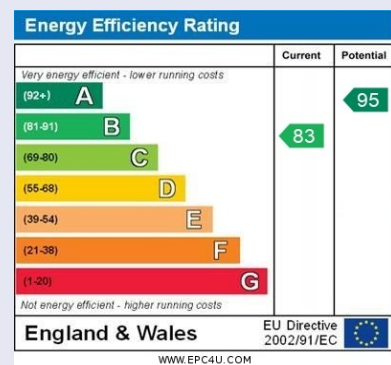
We feel you may buy this property because...

‘Of the popular residential location and the deceptively spacious and beautifully presented accommodation.’

**Offers In Excess Of
£280,000**

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
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Two Allocated Parking Spaces

Outside Space
South Westerly 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: £4,000
Home or Investment
Property: £18,000

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

Introducing...

This beautifully presented and deceptively spacious, split-level home is a credit to the current owners. The accommodation offers: entrance hall, kitchen/dining room, separate lounge, downstairs wc, three bedrooms, good size en-suite and a family bathroom. Further benefits include double glazing, central heating and externally there is a beautiful, southwest facing garden and two allocated parking spaces directly in front. Plymouth Homes advise an early viewing to avoid missing this lovely, modern family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With radiator, stairs rising to the first-floor landing and stairs descending to the living room.

KITCHEN/DINING ROOM

5.15m (16'11") x 2.48m (8'2")

Fitted with a matching range of base and eye level units with worktop space over, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, splashbacks, fitted electric oven and four ring gas hob with stainless stell splashback and cooker hood above, spaces for fridge/freezer and washing machine, double glazed window to the front, radiator, wood effect laminate flooring, recessed ceiling spotlights.

DOWNSTAIRS WC

With obscure double glazed window to the front and fitted with a two piece suite comprising wall mounted wash hand basin, low-level WC, tiled splashbacks, radiator, wood effect laminate flooring.

LIVING ROOM

5.36m (17'7") max x 4.90m (16'1")

A lovely sized reception room with double glazed window to the rear, two radiators, uPVC glazed double doors opening to the rear garden.



FIRST FLOOR



OUTSIDE:



LANDING

With built in cupboard with shelving and housing the wall mounted boiler serving the heating system and domestic hot water, radiator, access to the loft space.

BEDROOM 1

3.55m (11'8") x 2.74m (9') max

A good-sized double bedroom with double glazed window to the front, built in wardrobe, door into the en-suite.

EN-SUITE SHOWER ROOM

2.74m (9') x 1.27m (4'2")

A spacious en-suite fitted with a three-piece suite comprising wall mounted wash hand basin, double shower enclosure with fitted shower above, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, shaver point.

BEDROOM 2

3.17m (10'5") x 2.89m (9'6") max

A second double bedroom with double glazed window to the rear, radiator.

BEDROOM 3

2.09m (6'10") x 1.95m (6'5")

With double glazed window to the rear, radiator.

FAMILY BATHROOM

Fitted with a three-piece suite comprising panelled bath, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, shaver point, obscure double-glazed window to the front, wood effect laminate flooring.

FRONT

The front of the property is approached via a gate and pathway opening to a gravelled garden area and the covered entrance.

REAR

The rear opens to am attractive and well-maintained garden, south/west facing and measuring **9.57m (31'4") in length x 6.75m (22'2") in width**. The garden comprises paved, decked and lawned areas with a metal pergola with adjustable sunscreens, flower borders and all enclosed by fencing. A gate and side path leads to the front.

PARKING

There are two numbered parking spaces to the front of the property and several unnumbered visitors' spaces within the estate.

ESTATE CHARGE

The vendor informs us there is an estate charge of £320 per year.

We recommend that potential purchasers inform their mortgage company and legal advisor of this charge prior to commencing a purchase.

