

## Contact us

### Central Plymouth Office

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Plymouth  
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**(01752) 514500**

### North Plymouth and Residential Lettings Office

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**(01752) 772846**

### Email Us

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### Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

### Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

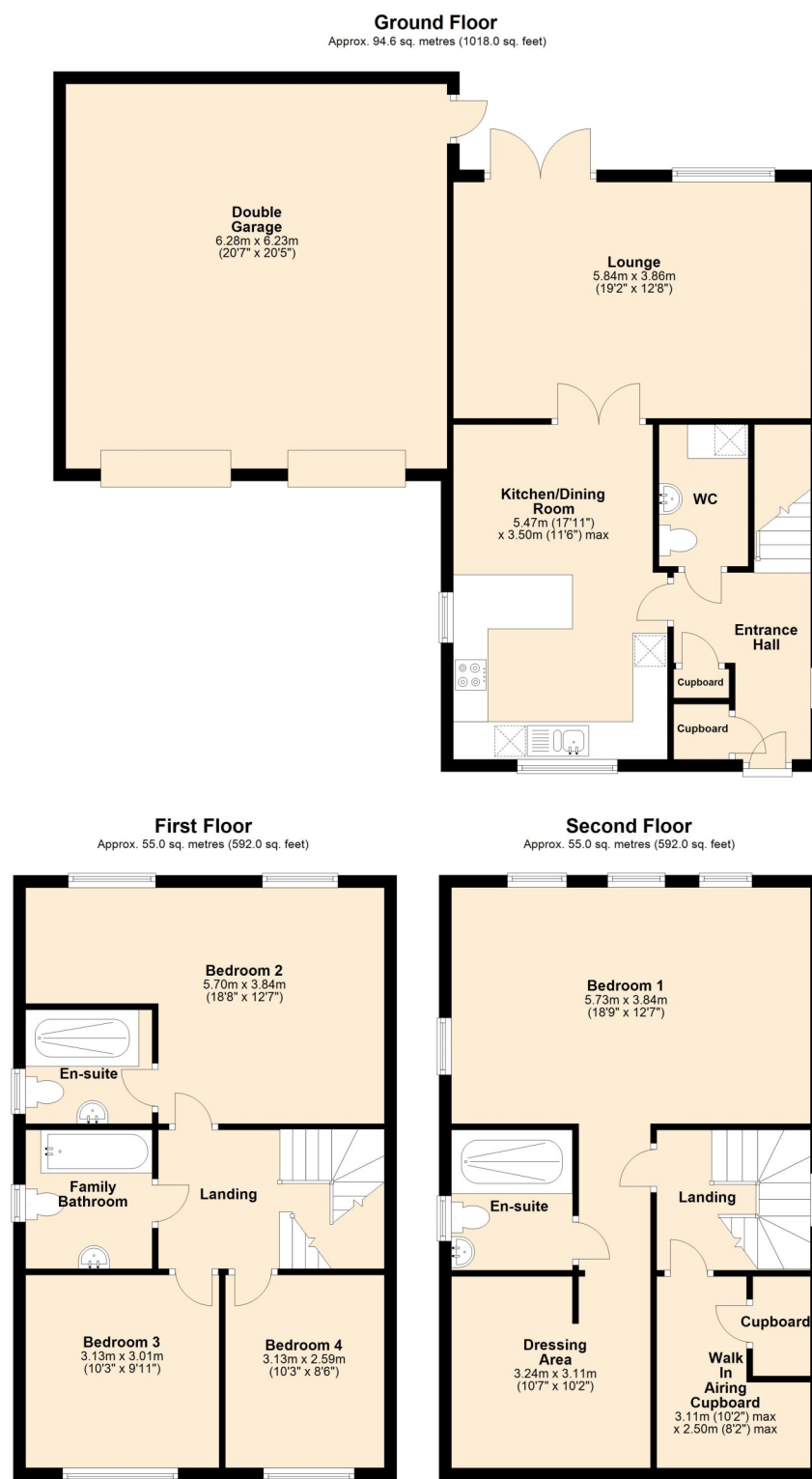
9.00am—4.00pm

(Central Plymouth Office Only)

**Our Property Reference:**

**22/I/23 5300**

## 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**



**DETACHED ECO HOME**  
**ENERGY SAVING**  
**TECHNOLOGY**

**SPACIOUS ACCOMMODATION**  
**FOUR DOUBLE BEDROOMS**  
**SEPARATE LOUNGE**  
**KITCHEN/DINING ROOM**  
**DOUBLE DRIVE & GARAGE**

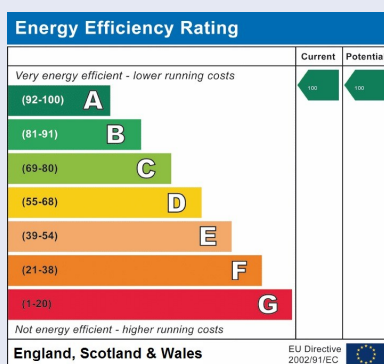
**12 Solar Crescent, Roborough,  
Plymouth, PL6 7FN**

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

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

**Guide Price**  
**£400,000 - £425,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)





Number of Bedrooms  
Four Bedrooms

Property Construction  
Timber Frame Construction

Heating System  
Gas Central Heating

Water Meter  
Yes

Parking  
Double Driveway and Garage

Outside Space  
Rear Garden

Council Tax Band  
E

Council Tax Cost 2023/2024  
Full Cost: £2,580.79  
Single Person: £1,935.59

Stamp Duty Liability  
First Time Buyer: Nil  
Main Residence: £7,500  
Second Home or Investment Property: £27,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents and that stamp duty rates will increase on 1st April 2025.

What3words Location  
///lunch.ready.dark

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

Maximum Broadband Available  
Download Speed: 1000Mbps  
Upload Speed: 220Mbps

Introducing...

This deceptively spacious, modern home was built in 2018 and designed to embrace the latest energy saving technology to help lower energy bills and help the environment. The property benefits from solar photovoltaic panels, independent heating zones, high efficiency gas boilers, airtight construction, triple glazed windows, air circulation system and high levels of insulation. Internally the accommodation boasts four good sized double bedrooms, two en-suites a spacious lounge, kitchen/dining room, family bathroom, downstairs wc/utility and a walk-in dressing room. Further benefits include a double width driveway and double garage and an enclosed garden to the rear. Plymouth Homes advise an early viewing to fully appreciate the accommodation on offer and the lovely location of this deceptive detached home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE  
A part glazed entrance door opens to the entrance hall.

ENTRANCE HALL  
With double glazed window to the side, radiator, stairs rising to the first-floor landing, two built in storage cupboards, one housing the wall mounted boiler serving the heating system and domestic hot water.

KITCHEN/DINING ROOM  
5.47m (17'11") x 3.50m (11'6") max  
Fitted with a matching range of base and eye level units with worktop space above, breakfast bar, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, splashbacks, under-unit lighting, a range of integrated appliances to include fridge, freezer and dishwasher (not in working condition), fitted electric double oven and four ring gas hob with stainless steel cooker hood above, double glazed windows to the front and side, radiator, recessed ceiling spotlights, glass panelled double doors opening to the lounge.

LOUNGE  
5.83m (19'2") x 3.86m (12'8")  
A good-sized reception room with double glazed window to the rear, radiator, uPVC glazed double doors opening to the garden.

DOWNSTAIRS WC/UTILITY  
Fitted with a two-piece suite comprising wall mounted wash hand basin, low-level WC, extractor fan, tiled splashbacks, radiator, recessed ceiling spotlights, fitted base unit with worktop space above and integrated washing machine below.

FIRST FLOOR

LANDING  
With stairs rising to the second-floor landing.

BEDROOM 2  
5.70m (18'8") x 3.84m (12'7")  
A lovely large bedroom with double glazed windows to the rear, radiator, door to the en-suite.



EN-SUITE  
1.92m (6'4") x 1.85m (6'1")  
Fitted with a three-piece suite comprising wall mounted wash hand basin, shower enclosure with fitted shower above, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, wall mounted mirror with shaver point and light, obscure double-glazed window to the side, tiled flooring, recessed ceiling spotlights.

BEDROOM 3  
3.13m (10'3") x 3.01m (9'11")  
A third double bedroom with double glazed window to the front, radiator.

BEDROOM 4  
3.13m (10'3") x 2.59m (8'6")  
A fourth double bedroom with double glazed window to the front, radiator.

FAMILY BATHROOM  
2.26m (7'5") x 1.91m (6'3")  
Fitted with a three-piece suite comprising panelled bath with separate shower above and shower screen, wall mounted wash hand basin, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, wall mounted mirror with shaver point and light, obscure double-glazed window to the side.

SECOND FLOOR

LANDING  
With obscure double-glazed window to the side, doors to bedroom 1 and the walk-in airing cupboard.

BEDROOM 1  
5.72m (18'9") x 3.84m (12'7")  
A lovely large double bedroom with double glazed window to the side with distant views, skylight windows to the rear, radiator, door to the en-suite and open plan into the dressing area.

EN-SUITE  
2.28m (7'6") x 1.88m (6'2")  
Fitted with a three-piece suite comprising wall mounted wash hand basin, recessed double shower enclosure with fitted shower above, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan,

wall mounted mirror with shaver point and light, obscure double-glazed window to the side, tiled flooring, sloping ceiling, recessed ceiling spotlights.

DRESSING AREA  
3.24m (10'7") x 3.11m (10'2")  
With radiator, sloping ceiling and recessed ceiling spotlights.

WALK IN AIRING CUPBOARD  
3.11m (10'2") max x 2.50m (8'2") max  
With sloping ceiling, housing the air extraction system and built in cupboard housing the hot water cylinder, solar panel system and linen shelving.

OUTSIDE:

FRONT  
To the front of the property there is a paved pathway leading to the main entrance with flower borders, a timber bin store and pathway to the driveway. The driveway is double width and leads to the double garage.

REAR  
The rear garden measures 6.34m (20'9") max in length x 17.09m (56'1") max in width. The garden is majority laid to lawn with paved seating area, flower borders all enclosed by wall and fencing. A pedestrian half glazed door opens to the garage while to the side of the double garage is a further garden area with mature trees.

DOUBLE GARAGE  
6.28m (20'7") x 6.23m (20'5")  
With two up and over garage doors to the driveway, power supply, lighting, pitched roof space ideal for use as storage and half glazed door to the garden.

AGENT'S NOTE  
The owners have informed us there is an estate charge for the development and we await confirmation on the yearly amount.

SOLAR PANELS  
The property benefits from solar photovoltaic panels which help generate electricity for the homeowner during suitable conditions and help to lower energy bills.

