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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

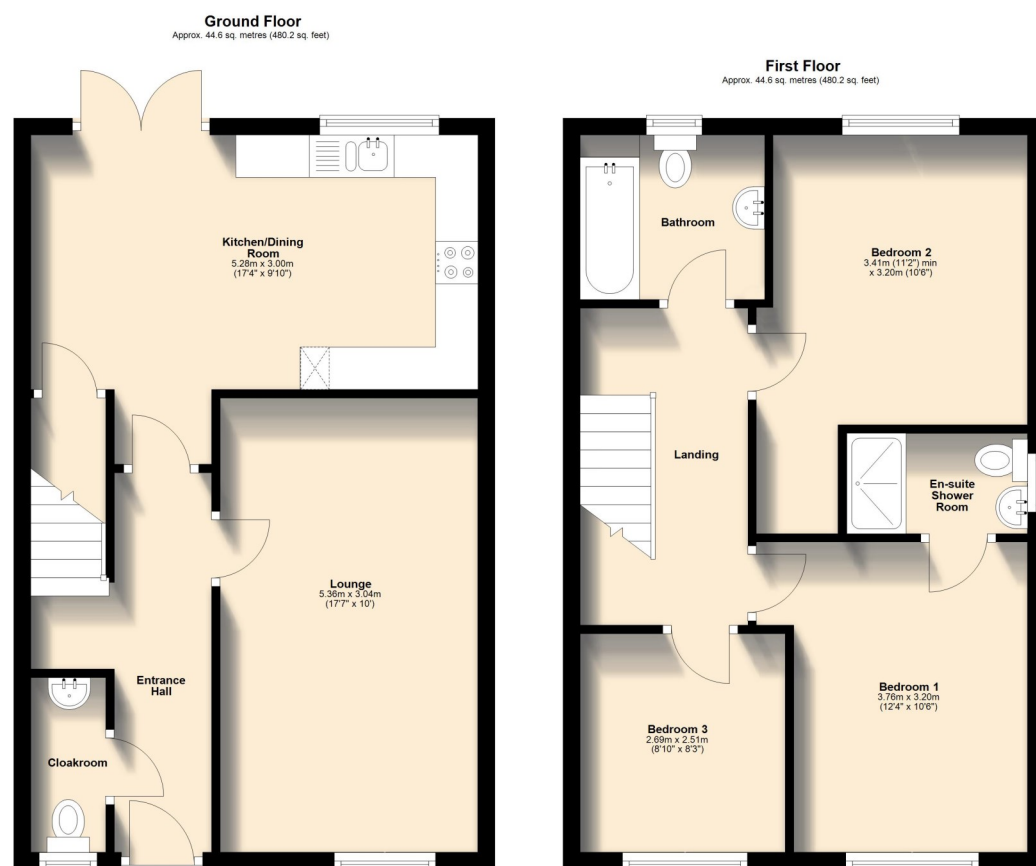
9.00am—4.00pm

(Central Plymouth Office Only)

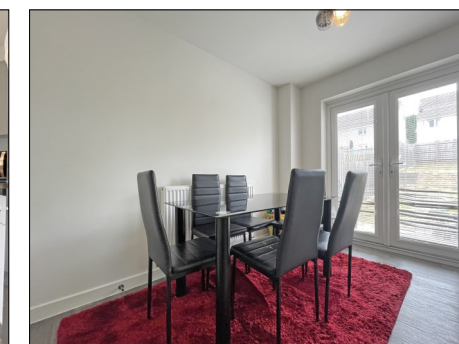
Our Property Reference:

18/G/25 5750

Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS



**4 Draco Drive, North Prospect,
Plymouth, PL2 2FF**

**THREE GOOD SIZE
BEDROOMS
62' ENCLOSED REAR GARDEN
LARGE KITCHEN/DINER
EN-SUITE SHOWER ROOM
DOWNSTAIRS WC
VIEWING RECOMMENDED**

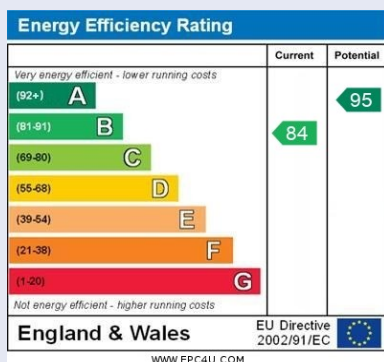
We feel you may buy this property because...

'This well presented modern home has a 62' enclosed rear garden and two allocated parking spaces'

£270,000

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.



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Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Two Parking Spaces

Outside Space
Rear Garden

Council Tax Band
B

Council Tax Cost 2025/2026
Full Cost: £1,808.67
Single Person: £1,356.50

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £3,500
Home or Investment
Property: £17,000

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 well presented modern home is positioned on a sought after modern development and benefits from a 62’ enclosed garden to the rear. The accommodation comprises: entrance hallway, good size lounge, modern kitchen/dining room, downstairs cloakroom, three good size bedrooms, en-suite shower room and a family bathroom. Externally, the property has a large enclosed rear garden and the benefit of 2 allocated parking spaces. Offered for sale with gas central heating and double glazing, Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises...

GROUND FLOOR

Entrance door opening to:

ENTRANCE HALL

Radiator, stairs to the first floor landing.

CLOAKROOM

Frosted double glazed window to the front, pedestal wash hand basin, low-level WC, tiled splashback, radiator.

LOUNGE

5.36m (17'7") x 3.04m (10')

Full height double glazed window to the front, radiator.

KITCHEN/DINING ROOM

5.28m (17'4") x 3.00m (9'10")

Fitted with a matching range of modern base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, integrated dishwasher and washing machine, space for an American style fridge/freezer, electric oven with a built-in four ring gas hob with a cooker hood above, double glazed window to the rear, radiator, recessed spotlights, under-stairs storage cupboard, stairs to first floor landing, glazed double doors to the rear garden.



FIRST FLOOR

LANDING

Radiator, access to the loft.

BEDROOM 1

3.76m (12'4") x 3.20m (10'6")

Double glazed window to the front, radiator, door to:

EN-SUITE SHOWER ROOM

Modern suite comprising a double shower cubicle with a thermostatic shower, pedestal wash hand basin, low-level WC, heated towel rail, shaver point, frosted double glazed window to the side, recessed spotlights.

BEDROOM 2

3.41m (11'2") min x 3.20m (10'6")

Double glazed window to the rear, radiator.

BEDROOM 3

2.69m (8'10") x 2.51m (8'3")

Double glazed window to the front, radiator.

FAMILY BATHROOM

Modern suite comprising a panelled bath with a hand shower attachment and screen, pedestal wash hand basin, low-level WC, tiled splashbacks, heated towel rail, shaver point, frosted double glazed window to the rear.



OUTSIDE

FRONT

To the front of the property is a small area of garden with a covered entrance and path leading to the rear garden.

REAR

18.9m (62') x 6.7m (22')

The rear garden is laid to lawn with a paved area adjoining the rear of the house, outside water tap, the garden is enclosed by fencing with a side access gate.

PARKING

This property benefits from 2 allocated parking spaces.

AGENT’S NOTE

We have been informed by the sellers that the property is subject to an annual estate charge, that is currently £120 per annum.

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

