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Opening Hours
Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
17/I/25 5789



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



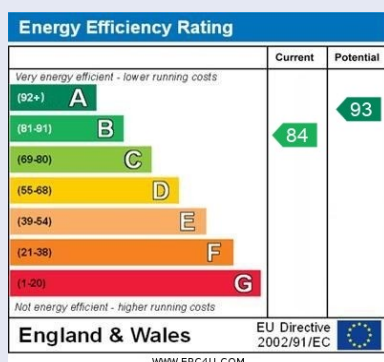
**25 Coscombe Circus, Saltram Meadows,
Plymouth, PL9 7FF**

POPULAR LOCATION
BEAUTIFULLY PRESENTED
SPACIOUS ACCOMMODATION
THREE/FOUR BEDROOMS
TWO/THREE CAR PARKING
SINGLE GARAGE
SOUTH FACING GARDEN

We feel you may buy this property because...
'Of the spacious, versatile accommodation, lovely outlook, south facing garden and two/three car parking as well as the garage.'

Guide Price
£300,000 - £325,000

www.plymouthhomes.co.uk



Number of Bedrooms
Three/Four Bedrooms

Property Construction
Timber Framed Construction

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage and Driveway

Outside Space
South Facing 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: £1,250
Main Residence: £6,250
Home or Investment
Property: £22,500

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...

Built by Charles Church in 2017, this deceptively spacious home enjoys a lovely front outlook across a central, communal garden and boasts a southerly facing rear garden. Internally the accommodation offers kitchen/dining room, first floor lounge, three double bedrooms, ground floor fourth bedroom/home office, en-suite, family bathroom and a downstairs wc. Further benefits include double glazing, central heating and a good-sized single garage with 2/3 car parking in front. Plymouth Homes advise an early viewing to fully appreciate the size and presentation on offer within this perfect family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With radiator, wood effect laminate flooring, stairs rising to the first-floor landing.

BEDROOM 4/HOME OFFICE

2.58m (8'5") x 2.07m (6'9")
With double glazed window to the front, radiator.

DOWNSTAIRS WC

Fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, extractor fan, radiator, wood effect laminate flooring.

KITCHEN/DINING ROOM

5.19m (17') x 4.99m (16'4")
Fitted with a matching range of base and eye level units with worktop space above, we're informed the freestanding kitchen units are also included within the sale, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, integrated dishwasher, spaces for fridge/freezer and washing machine, radiator, wood effect laminate flooring, built in storage cupboard, uPVC glazed double doors, with double glazed side windows, opening to the rear garden.

FIRST FLOOR

LANDING

With radiator and stairs rising to the second-floor landing.



LOUNGE

5.14m (16'10") x 3.63m (11'11")

A good-sized reception room with double-glazed windows to the rear, radiator.

BEDROOM 3

4.12m (13'6") x 2.51m (8'3")

A double bedroom with two double glazed windows to the front enjoying the view towards the central, communal roundabout, radiator.

FAMILY BATHROOM

2.16m (7'1") x 1.96m (6'5")
Fitted with a three-piece suite comprising pedestal wash hand basin, shower cubicle, low-level WC, tiled splashbacks, extractor fan, radiator.

SECOND FLOOR

LANDING

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

BEDROOM 1

5.21m (17'1") x 2.62m (8'7")

A double bedroom with double glazed windows to the rear with roof top views across Plymouth, radiator, door opening into a Jack & Jill En-Suite.

JACK AND JILL EN-SUITE

2.17m (7'2") x 2.06m (6'9")

Fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, radiator.



BEDROOM 2

4.12m (13'6") x 2.69m (8'10")

Another double bedroom, with double glazed windows to the front enjoying the outlook, radiator.

OUTSIDE

FRONT

To the front the property enjoys the open outlook across the central communal garden. There are also non allocated, on street parking bays. The property itself is approached via a private pathway with a gravelled garden area, flower border and covered main entrance.

REAR

The rear opens to a southerly facing garden measuring **11.30m (37'1") in length x 5.71m (18'9") in width**. The tiered garden comprises paved, artificial lawn and gravelled areas, enclosed by fencing, with a gate giving rear access towards the garage and parking.

GARAGE/PARKING

A good-sized single garage with up and over garage door, pitched roof space ideal for storage and 2/3 car tandem parking in front.

AGENT'S NOTE

We're informed there is an estate charge of £180 per year for the maintenance of the communal areas within the estate.

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

