

## 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:**  
**19/I/25 5791**



## 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



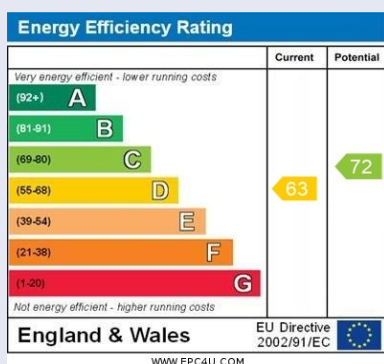
**HEAVILY EXTENDED  
SPACIOUS ACCOMMODATION  
TWO/THREE BEDROOMS  
LARGE LIVING ROOM  
KITCHEN/DINING ROOM  
OPEN FRONT OUTLOOK  
NO ONWARD CHAIN  
SINGLE GARAGE**

**97 Dartmouth Walk, Leigham,  
Plymouth, PL6 8PY**

*We feel you may buy this property because...*  
'Of the spacious, versatile accommodation on offer and the lovely position of this terraced home.'

**£250,000**

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



**Number of Bedrooms**  
Three/Four Bedrooms

**Property Construction**  
Wimpey No-Fines  
Construction

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
Garage and On Street Parking

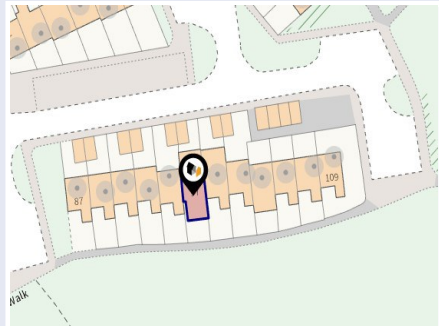
**Outside Space**  
Courtyard Garden

**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: £2,500  
Home or Investment  
Property: £1500

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



*Introducing...*

This unique and particularly spacious home offers versatile accommodation and also enjoys a lovely open front outlook. Internally the ground floor accommodation currently offers a large living room and kitchen/dining room, sitting room, third bedroom/home office, wc and a rear porch. The first floor has a shower room and two very large double bedrooms; the main bedroom approached via a dressing room. Further benefits include double glazing, central heating and externally there is a front garden enjoying the outlook and a single garage located to the rear. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to fully appreciate the accommodation and position on offer.

*The Accommodation Comprises...*

**GROUND FLOOR**

**ENTRANCE**

Entry from the front is via a public walkway from the roadside, enjoying the open outlook across grassland, and leading to a private front garden and pathway to the main entrance into the sitting room via uPVC glazed double doors.

**SITTING ROOM**

**3.98m (13'1") x 2.68m (8'10")**

With double glazed window to the front, radiator, wall lights, open plan into the living room.

**LIVING ROOM**

**6.60m (21'8") x 5.52m (18'1")**

A lovely large reception space with radiator, coving to ceiling, electric fire set within a feature surround, stairs rising to the first-floor landing with under-stairs recess and meter cupboard below, breakfast bar open to the kitchen area, doors into the kitchen dining room and bedroom 3.

**KITCHEN/DINING ROOM**

**6.75m (22'2") max x 5.15m (16'11") max**

Another large reception space, the kitchen is fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge/freezer, dishwasher, washing machine and tumble dryer, fitted eye level electric double oven and four ring electric hob with pull out cooker hood above, space for dining table and chairs, double glazed window to the rear, radiator, wood effect laminate flooring, recessed ceiling spotlights, uPVC glazed door, opening to the rear porch.



**REAR PORCH**

**2.39m (7'10") x 1.54m (5'1")**

With double glazed window to the rear, built in storage cupboard, wall lights, polycarbonate roof, uPVC glazed door opening to the rear garden.

**BEDROOM 4/HOME OFFICE**

**3.98m (13'1") max x 2.76m (9') max**

With double glazed window to the front, built in storage cupboard, radiator, coving to ceiling, door opening into a wc.

**WC**

Fitted with a two-piece suite comprising wall mounted wash hand basin, low-level WC, tiled splashbacks, coving to ceiling.

**FIRST FLOOR**

**LANDING**

**DRESSING ROOM**

**2.67m (8'9") x 2.66m (8'9")**

With built in wardrobe, access to the loft space, coving to ceiling, door into bedroom 2.

**BEDROOM 2**

**5.15m (16'11") x 2.30m (7'6")**

A good-sized double bedroom with double glazed window to the rear, radiator, coving to ceiling, uPVC glazed double doors opening to the rear.

**BEDROOM 1**

**4.54m (14'11") x 3.84m (12'7")**

A second, good sized double bedroom with two double glazed windows to the front enjoying the open outlook, radiator, coving to ceiling, built in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water.



**SHOWER ROOM**

Fitted with a three-piece suite comprising shower cubicle with fitted electric shower above, pedestal wash hand basin, low-level WC, radiator/towel rail, extractor fan, tiled surround, tiled flooring, coving to ceiling.

**OUTSIDE**

**FRONT**

The front of the property is approached from the public walkway to a private front garden with decked and paved areas leading to the main entrance.

**REAR**

The rear open to a strip of gravelled garden, accessing an outside storage shed and a gate giving rear access.

**GARAGE**

From the rear of the property access is given to a single garage with up and over garage door.

**SOLAR PANELS**

The property benefits from leased, photovoltaic solar panels to help the homeowner to lower energy bills.

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

