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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

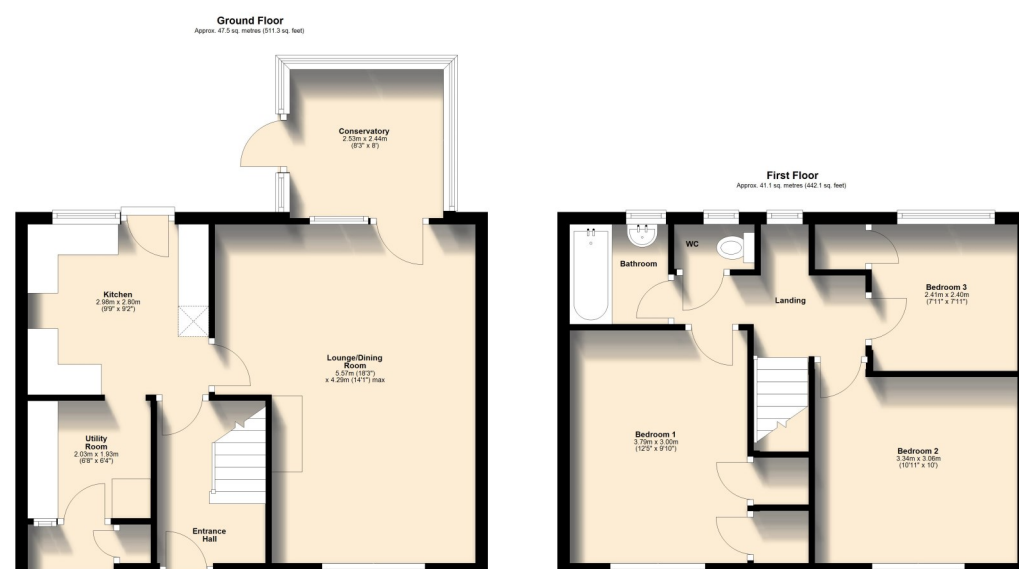
(Central Plymouth Office Only)

Our Property Reference:

05/K/25 5825

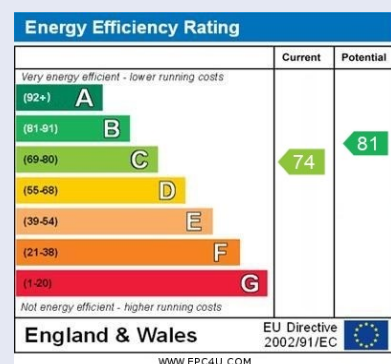


Floor Plans...



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



THREE BEDROOMS
DRIVEWAY PARKING
WESTERLY REAR GARDEN
CONSERVATORY
CENTRAL HEATING
DOUBLE GLAZING
VIEWING RECOMMENDED

**407 Honicknowle Lane, Honicknowle,
Plymouth, PL5 3PE**

We feel you may buy this property because...

‘This good size home is positioned on a generous plot and has the added benefit of a conservatory leading from the lounge/dining room.’

£210,000

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Lang Easiform Construction

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Car Hardstanding

Outside Space

West Facing Garden

Council Tax Band

A

Council Tax Cost 2025/2026

Full Cost: £1,550.28

Single Person: £1,162.71

Stamp Duty Liability

First Time Buyer: Nil

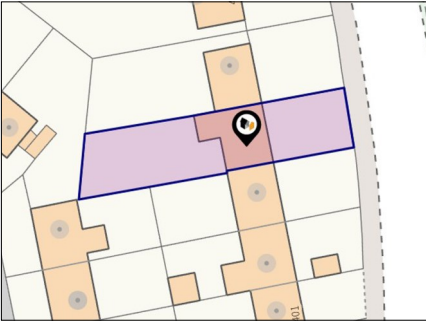
Main Residence: £1,700

Home or Investment

Property: £12,200

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 family home is positioned on a good size plot with off road parking to the front and a 58’ attractive garden to the rear. The accommodation comprises: entrance hall, lounge/dining room, kitchen, utility room, conservatory, three bedrooms, bathroom and a separate wc. Externally the property has a brick paved driveway for two/three cars to the front and a large west facing garden to the rear. With double glazing and gas central heating, Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises...

GROUND FLOOR

uPVC double glazed entrance door opening to:

ENTRANCE HALL

Radiator, ceramic tiled floor, stairs to the first floor landing with an under-stairs storage cupboard.

LOUNGE/DINING ROOM

5.57m (18'3") x 4.29m (14'1") max

Pebble effect gas fire set in a wooden fire surround with a tiled hearth, double glazed window to the front, double glazed window and door to the conservator, radiator, ceramic tiled floor, coved ceiling.

KITCHEN

2.98m (9'9") x 2.80m (9'2")

Fitted with a matching range of base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit, integrated fridge/freezer, plumbing for washing machine, electric point for cooker with a cooker hood above, double glazed window to the rear, ceramic tiled floor, uPVC double glazed door to the garden.

UTILITY ROOM

2.03m (6'8") x 1.93m (6'4")

With worktop space and wall units, space for fridge and tumble dryer, frosted double glazed window and door to the front, radiator, ceramic tiled floor, wall mounted gas combination boiler serving the heating system and domestic hot water, meter cupboard.



CONSERVATORY

2.53m (8'3") x 2.44m (8')

With uPVC double glazed windows and a polycarbonate roof, radiator, door to the garden.

FIRST FLOOR

LANDING

Double glazed window to the rear.

BEDROOM 1

3.79m (12'5") x 3.00m (9'10")

Double glazed window to the front, built-in wardrobe, radiator, storage cupboard.

BEDROOM 2

3.34m (10'11") x 3.06m (10')

Double glazed window to the front, radiator, access to the loft with a pull down metal ladder.

BEDROOM 3

2.41m (7'11") x 2.40m (7'11")

Double glazed window to the rear, built-in wardrobe, radiator.

WC

Frosted double glazed window to the rear, low-level WC, tiled walls.

BATHROOM

Suite comprising a panelled bath with shower and screen above, vanity wash hand basin, heated towel rail, frosted double glazed window to the rear.



OUTSIDE

FRONT

Brick paved driveway with off road parking for 2 cars, shrub borders.

REAR

17.7m (58') x 7.3m (24')

Attractive westerly facing rear garden, mainly laid to lawn and enclosed by fencing, inset shrub borders, paved patio area, timber garden shed.

