

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

**North Plymouth and
Residential Lettings Office**

56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

07/K/25 5829



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
SOUTH FACING GARDEN
DRIVEWAY FOR TWO CARS
GAS CENTRAL HEATING
DOUBLE GLAZING
MODERN KITCHEN AND
BATHROOM

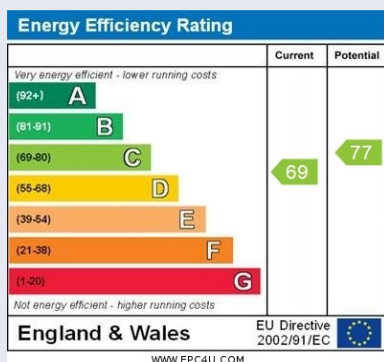
**27 Edwards Close, Plympton,
Plymouth, PL7 2ST**

We feel you may buy this property because...

'This well presented home is positioned in a sought after cul-de-sac and has a south facing garden to the rear.'

£240,000

www.plymouthhomes.co.uk



Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Double Driveway

Outside Space
South Facing 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: £2,300
Home or Investment
Property: £14,300

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 three bedroom home is positioned in a sought after cul-de-sac and has a south facing garden to the rear. The accommodation comprises: kitchen/breakfast room, lounge/dining room, study area, three bedrooms, bathroom and a separate WC. Externally, the property has a driveway with parking for two cars to the front and a 41’ south facing tiered rear garden with two seating areas and a hot tub. With gas central heating, double glazing and an external storeroom, Plymouth Homes highly recommend this family home.

The Accommodation Comprises...

GROUND FLOOR

uPVC double glazed entrance door opening to:

KITCHEN 3.11m (10'2") x 3.04m (10')

Fitted with a matching range of base and eye level units with worktop space above, breakfast bar, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, space for an American style fridge/freezer, electric oven with a four ring gas hob and cooker hood above, double glazed window to the front, radiator, ceramic tiled floor, recessed spotlights, tiled splashbacks, door to:

LOUNGE/DINING ROOM

5.70m (18'8") x 3.71m (12'2")

Double glazed window to the rear, coal effect gas fire set in a feature stone surround, radiator, wooden laminate floor, coved ceiling, stairs to the first floor landing, double glazed bi-fold doors and a double glazed window to the rear, archway to:

STUDY AREA

3.29m (10'9") x 2.55m (8'4")

Originally built as a bar area, but now used as a study. With dado rail, coved ceiling. Please note that this area used to be the rear of the garage and could revert to being a garage by the removal of a wall and blocking the archway. The seller has also informed us that the work was carried out by a builder, but building regulations were not obtained.



FIRST FLOOR

LANDING

Access to the loft with a pull down metal ladder, boiler cupboard housing the wall mounted gas combination boiler.

BEDROOM 1

3.94m (12'11") max x 3.49m (11'5")

Double glazed window to the front, radiator, coved ceiling, recessed spotlights.

BEDROOM 2

2.68m (8'9") x 2.59m (8'6")

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

BEDROOM 3

3.01m (9'10") x 1.81m (5'11")

Double glazed window to the rear, radiator, recessed spotlights.

BATHROOM

Modern suite comprising a ‘P’ shape panelled bath with an independent electric shower and screen above, vanity wash hand basin, part tiled walls, heated towel rail, frosted double glazed window to the front.

WC

Double glazed window to the front, low-level WC, recessed spotlights.



OUTSIDE

FRONT

Brick paved driveway with parking for 2 cars, path to the front door, outside water tap.

REAR

12.5m (41') x 5.8m (19')

Attractive south facing tiered rear garden, arranged over 3 levels and enclosed fencing and a low wall. Adjoining the rear of the house is a paved patio area, the first level has a feature circular paved seating area with a hot tub below a pergola. The top level is decked with a seating area and glass balustrade, with established trees beyond.

STORE ROOM

2.55m (8'4") x 1.99m (6'6")

Originally the front half of the garage, the store room has an up and over door, plumbing for washing machine and extensive shelving.

AGENT’S NOTE

Planning permission was granted in 2016 to add a large porch to the front of the property. This planning has since lapsed, but can be viewed at www.plymouth.gov.uk application no. 16/00823/FUL. This will give an indication of what extension may be possible.

