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Opening Hours

Monday - Friday

9.15am—5.30pm

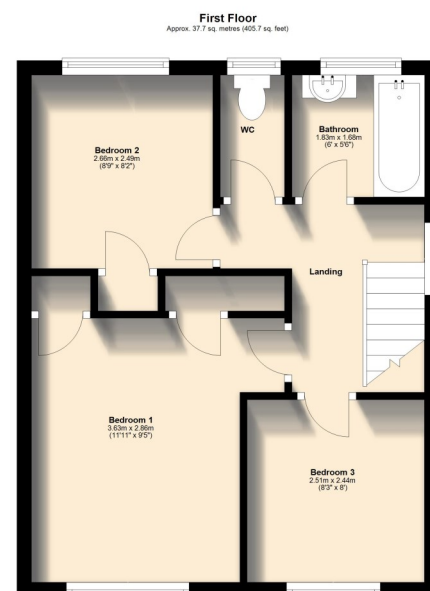
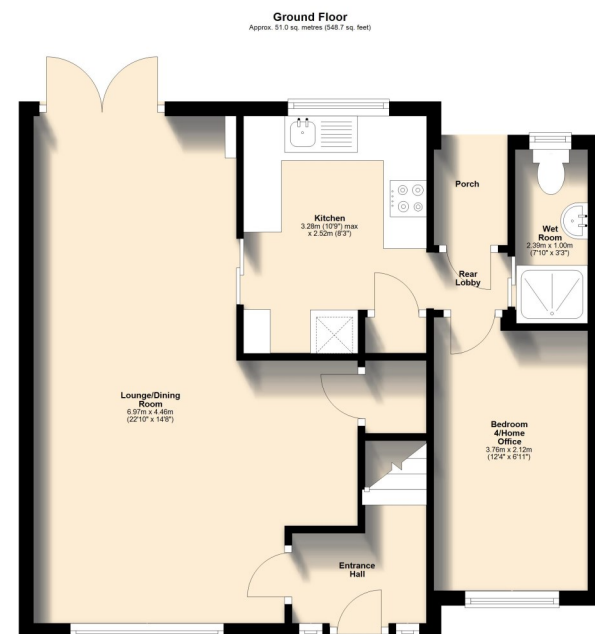
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

14/K/25 5833

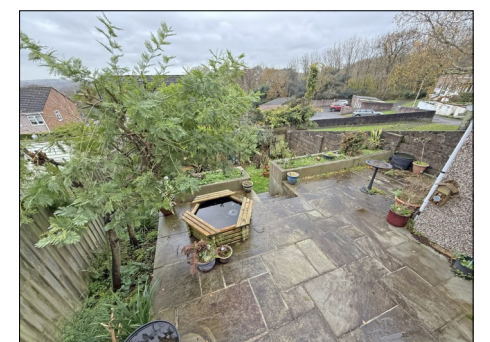


Further Information...

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

PLYMOUTH HOMES ESTATE AGENTS



EXTENDED HOME
POPULAR LOCATION
THREE/FOUR BEDROOMS
LOUNGE/DINING ROOM
SOUTH FACING GARDEN
PRIVATE SOLAR PANELS
SINGLE GARAGE

**48 Pattinson Drive, Mainstone,
Plymouth, PL6 8RU**

We feel you may buy this property because...
'Of the popular residential location and the spacious, versatile accommodation on offer.'

£275,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three/Four Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street and Garage

Outside Space
South Facing Garden

Council Tax Band
C

Council Tax Cost 2025/2026
Full Cost: £2,067.04
Single Person: £1,550.28

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £3,750
Home or Investment
Property: £17,500

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...

This well-proportioned house is located within the popular residential area of Mainstone, in proximity to local schools, amenities and Plymbridge woodlands. Internally the ground floor accommodation offers a good-sized lounge/dining room, kitchen, wet room and a ground floor fourth bedroom which could also be used as a useful home office/workspace. On the first floor there are three good sized bedrooms, a bathroom and separate wc. Further benefits include double glazing, central heating and externally there are front and rear gardens, privately owned solar panels that generate a yearly income and a single garage located within a nearby block. Offered for sale with no onward chain Plymouth Homes advise an early viewing to appreciate this perfect, semi-detached family home.

The Accommodation Comprises...

GROUND FLOOR

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

ENTRANCE HALL
With two obscure windows to the front, radiator, stairs rising to the first-floor landing, door opening into the lounge/dining room.

LOUNGE/DINING ROOM
6.97m (22'10") x 4.46m (14'8")
A lovely sized reception room with double glazed window to the front, two radiators, uPVC glazed double doors opening to the balcony, door into the kitchen.

KITCHEN
3.28m (10'9") max x 2.52m (8'3")
Fitted with a matching range of base and eye level units with worktop space above, sink unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, spaces for fridge/freezer and washing machine, fitted eye level electric oven and microwave, four ring electric hob with stainless steel cooker hood above, double glazed window to the rear, wood effect flooring, built in storage cupboard, open plan into the rear lobby.

REAR LOBBY
With doors to the rear porch, bedroom 4 and the wet room.

BEDROOM 4/HOME OFFICE
3.76m (12'4") x 2.12m (6'11")
A versatile room that could make an ideal fourth bedroom, or a useful home office/workspace, with double glazed window to the front, radiator, wood effect laminate flooring, access to the roof space.



WET ROOM
2.39m (7'10") x 1.00m (3'3")
Fitted with a three-piece suite comprising low level wc, wash hand basin, shower area with folding seat and fitted electric shower above, chrome radiator/towel rail, extractor fan, obscure double-glazed window to the rear.

PORCH
A covered porch, open to the rear garden.

FIRST FLOOR

LANDING
With double glazed window to the side and access to the loft space.

BEDROOM 1
3.63m (11'11") x 2.86m (9'5")
A double bedroom with double glazed window to the front, radiator, two built in storage cupboards, one housing the wall mounted boiler serving the heating system and domestic hot water.

BEDROOM 2
2.66m (8'9") x 2.49m (8'2")
A second double bedroom with double glazed window to the rear enjoying the panoramic views across Plymbridge Woodland, radiator.

BEDROOM 3
2.51m (8'3") x 2.44m (8')
A good-sized single bedroom with double glazed window to the front, radiator.

BATHROOM
Fitted with a two-piece suite comprising panelled bath with independent electric shower above, shower screen, vanity wash hand basin with cupboard storage below, splashbacks, chrome radiator/towel rail, obscure double-glazed window to the rear.



WC
Obscure double-glazed window to the rear and fitted with a low level wc.

OUTSIDE:

FRONT
The front of the property is approached from the road level via steps or a ramped walkway, descending to private ramped access to the main entrance. There is an established front garden with a selection of mature trees shrubs enclosed by railings.

REAR
The rear garden faces south and measures 8.02m (26'3") in width x 11.74m (38'6") in length. The garden has a paved seating area adjoining property with a raised balcony from the dining area with glass balustrades and enjoying the outlook. From the patio access is given to a side gate and a brick built storage shed, while steps then descend to a lower lawned level with mature fruit trees and shrubs, all enclosed by wall and fencing.

GARAGE
The property has a single garage located within a nearby block.

SOLAR PANELS
The property benefits from privately owners' solar panels. During suitable conditions the panels generate a yearly income which can help to lower energy costs.

