

## Contact us

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

## Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

27/J/25 5821



## Floor Plans...

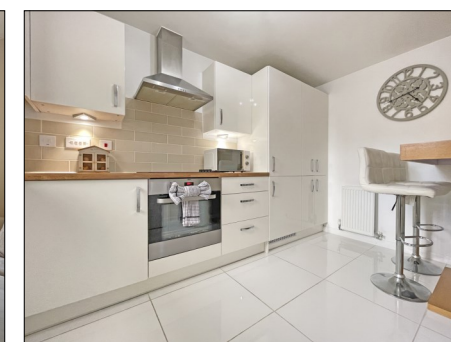


## Further Information...

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



**91 Spindle Crescent, Chaddlewood,  
Plymouth, PL7 2JG**

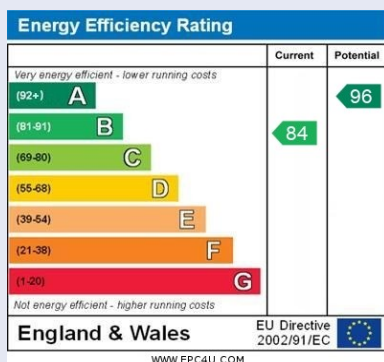
BEAUTIFULLY PRESENTED  
POPULAR LOCATION  
THREE BEDROOMS  
EN-SUITE SHOWER ROOM  
DOWNSTAIRS WC  
TWO PARKING SPACES  
ENCLOSED REAR GARDEN

*We feel you may buy this property because...*

'Of the popular residential location and beautiful presentation on offer.'

**Guide Price  
£280,000 - £290,000**

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





Number of Bedrooms  
Three Bedrooms

Property Construction  
Cavity Brick Walls

Heating System  
Gas Central Heating

Water Meter  
Yes

Parking  
Two Parking Spaces

Outside Space  
Enclosed 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: £4,000  
Home or Investment  
Property: £18,000

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 in 2019, this beautifully presented home is located within a popular residential estate in Plympton. Internally the ground floor accommodation offers: entrance hall, a modern fitted kitchen/breakfast room with integrated appliances, downstairs wc and a lovely lounge/dining room with double doors onto the garden. On the first floor, there are three bedrooms, en-suite to the main bedroom and a family bathroom. Further benefits include double glazing, central heating and externally there are two, side by side, parking spaces directly in front of the house and a beautifully maintained and enclosed rear garden. Plymouth Homes advise an early viewing to fully appreciate this lovely first time or 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, stairs rising to the first-floor landing, built in storage cupboard.

KITCHEN/BREAKFAST ROOM

3.69m (12'1") x 2.44m (8')

Fitted with a matching modern range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, a range of integrated appliances to include fridge, freezer, dishwasher, washing machine, fitted electric oven, and four ring electric hob with stainless steel cooker hood above, double glazed window to the front, radiator, tiled flooring.

DOWNSTAIRS WC

Fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, extractor fan, tiled splashback, radiator, decorative panelled walls.

LOUNGE/DINING ROOM

4.56m (15') max x 4.45m (14'7")

With double glazed windows and glazed double doors opening onto the rear garden, two radiators, built in storage cupboard.



FIRST FLOOR

LANDING

With radiator, access to the loft space, built in storage cupboard.

BEDROOM 1

3.65m (12') x 2.54m (8'4")

With double glazed window to the rear, built in wardrobes, radiator, decorative panelled walls, door into the en-suite.

EN-SUITE

Fitted with a three-piece suite comprising pedestal wash hand basin, recessed shower cubicle with fitted electric shower above, low-level WC, tiled splashbacks, extractor fan, wall mounted mirrored cabinet, shaver point, radiator, tiled flooring.

BEDROOM 2

3.06m (10') x 2.54m (8'4")

With double glazed window to the front, radiator.

BEDROOM 3

2.75m (9') x 1.92m (6'4")

Currently used as a walk-in wardrobe, with double glazed window to the rear, radiator.

FAMILY BATHROOM

1.92m (6'4") x 1.68m (5'6")

Fitted with a three-piece suite comprising panelled bath, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, obscure double-glazed window to the front, radiator, tiled flooring.



OUTSIDE:

FRONT

The front of the property is approached via two, side by side parking spaces leading to the covered entrance. To the right side a shared pathway and gate give rear, private access to the garden.

REAR

The rear opens to a lovely rear garden measuring **9.30m (30'6") in length x 5.07m (16'7") in width**. The garden comprises paved patio leading to a lovely, decked seating area and an area of artificial lawn, all enclosed by fencing with a gate giving side access.

AGENT’S NOTE

We’re informed there is a yearly estate charge of £179.

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