



Asking Price £250,000

Nestled in a quiet cul-de-sac within the sought-after Mainstone area of Plymouth, this beautifully presented three-bedroom semi-detached home offers an excellent balance of comfort, practicality, and modern living. The ground floor welcomes you with an entrance porch providing useful storage, leading into a light and inviting hallway. The spacious lounge offers a cosy retreat, while a separate dining room creates the perfect setting for family meals and entertaining. A modern fitted kitchen, with a good range of units and workspace, completes the downstairs accommodation. Upstairs, the first floor hosts three well-sized bedrooms. A contemporary family bathroom serves the household. Externally, the property features an enclosed rear garden, ideal for outdoor enjoyment. To the front, a garage and a driveway with parking for up to three vehicles provide convenience and security. Benefitting from gas central heating and double glazing throughout, this home is both efficient and comfortable. With its excellent location, modern finish, and generous parking, this home is perfectly suited for families, first-time buyers, or those seeking a peaceful yet well-connected lifestyle in Plymouth.

Weir Close, Mainstone, PL6 8SD

Accommodation Comprises

Ground Floor

Porch: Spacious entrance porch with excellent built-in storage.

Hall: Central hallway with stairs to the first floor.

Lounge: 3.59m x 3.48m (11`9` x 11`5`) – Bright and welcoming, perfect for relaxation.

Dining Room: 3.30m x 2.54m (10`10` x 8`4`) – A separate space ideal for family dining or entertaining.

Kitchen: 3.30m x 2.76m (10`10` x 9`1`) – Modern fitted units with ample storage and workspace.

First Floor

Bedroom 1: 3.60m x 3.36m (11`10` x 11`) – A spacious double with rear aspect views.

Bedroom 2: 3.55m x 2.95m (11`8` x 9`8`) – Another generous double, ideal for children or guests.

Bedroom 3: 2.75m x 1.94m (9` x 6`4`) – Suitable for a child`s bedroom, nursery, or study.

Bathroom: 1.68m x 2.35m (5`6` x 7`8`) – Modern family suite with bath, overhead shower, basin, and WC.

Landing: Access to loft space and all bedrooms.

Outside

Front

The front garden is predominantly laid to lawn and has a driveway running alongside leading to the garage and has a single pathway leading off to the front entrance.

Rear Garden

Immediately to the rear of the property is an enclosed garden which offers access from either the kitchen doors or dining room. There is pedestrian access from the driveway. The garden offers a timber decked area to the rear of the property which in turn leads to the remainder of the garden which is mostly laid to lawn. There is also a pedestrian door providing access into the garage.

Garage

Access via from the up and over door from the driveway or pedestrian access from the door accessed via the rear garden. The garage is longer than the average single garage and benefits from power and light.

Solar Pannels

This property also has the benefit of fitted solar PV which greatly helps to reduce the overall running cost. The roof space is leased to the Solar Pannel company and all associated costs are covered by them, with a fully transferable lease agreement. This hugely beneficial arrangement means the property can potentially have free use of electricity whilst the system is in operation.



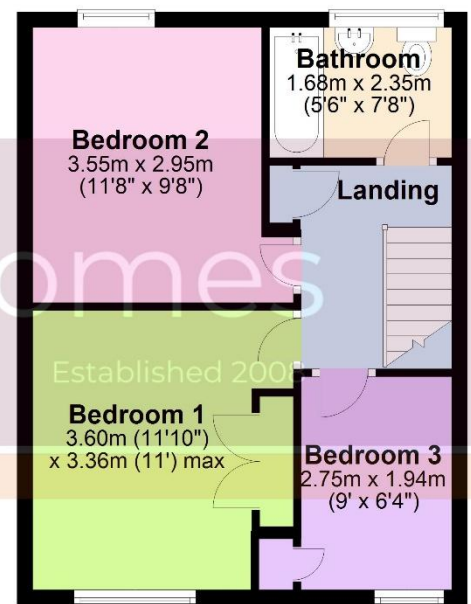
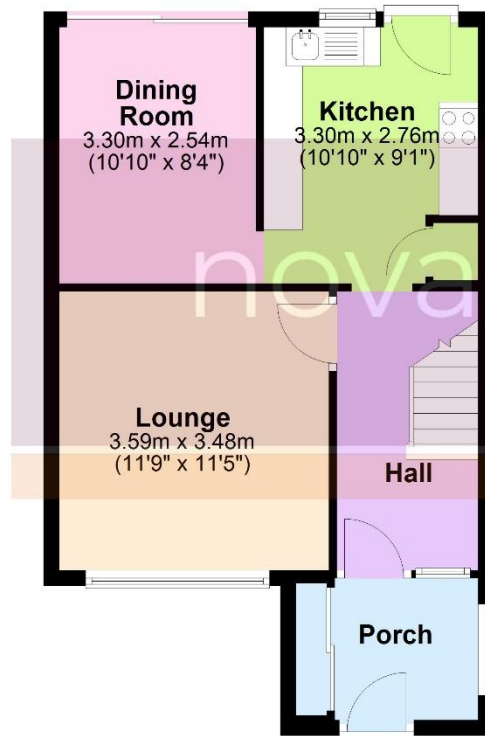




Ground Floor

First Floor

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	Potential	
85	88	
EU Directive 2002/91/EC		
England & Wales		



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



**1%
FEE**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

