

**Contact us**

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**Opening Hours**

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

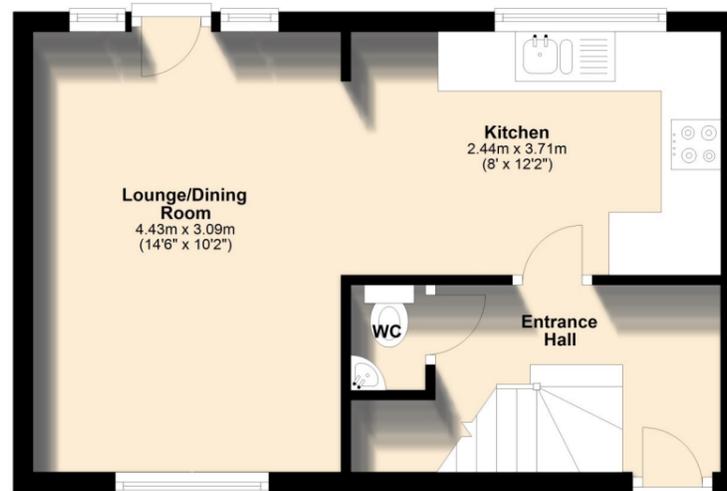
**Our Property Reference:**

**04/C/26 5892**



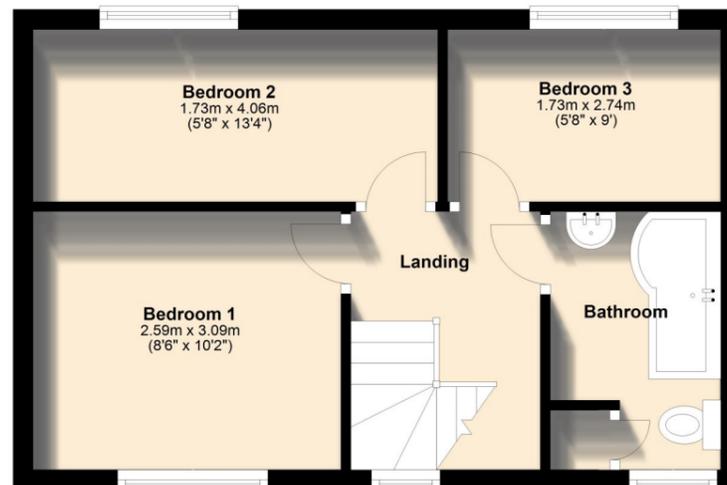
**Ground Floor**

Approx. 30.6 sq. metres (328.9 sq. feet)



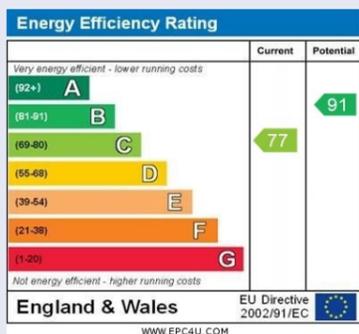
**First Floor**

Approx. 30.6 sq. metres (328.9 sq. feet)



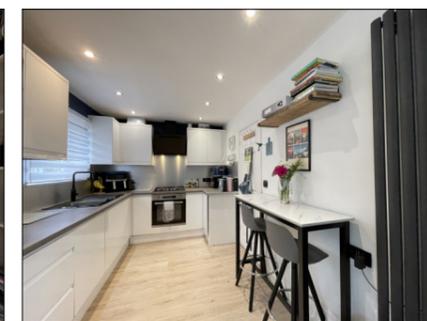
**Further Information...**

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



**20 Yealmpstone Close, Plympton,  
Plymouth, PL7 1XL**

- SEMI DETACHED
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- MODERN KITCHEN
- DOUBLE GLAZING
- CENTRAL HEATING
- DRIVEWAY PARKING

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

'Of the popular residential location and well-presented accommodation.'

**£240,000**

[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

Private Driveway

## Outside Space

Rear 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

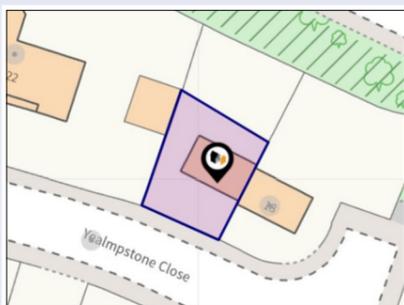
Main Residence: £2,300

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 well-presented home is located within a popular residential location and offers access to good transport links and amenities. Internally the accommodation offers entrance hall, downstairs wc, modern fitted kitchen, lounge/dining room, three bedrooms and a bathroom. Further benefits include double glazing, central heating and externally there is a private driveway, rear garden\* and a versatile garden room/utility with power, lighting and plumbing. Plymouth Homes advise an early viewing to appreciate this lovely first time or family home.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

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

#### ENTRANCE HALL

With radiator, stairs rising to the first-floor landing with an under-stairs storage cupboard, doors to the wc and kitchen.

#### DOWNSTAIRS WC

Fitted with a two-piece suite comprising wall mounted wash hand basin, low-level WC, extractor fan.

#### KITCHEN

**3.71m (12'2") x 2.44m (8')**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, under unit lighting, space for fridge freezer, integrated dishwasher, fitted electric oven and four ring gas hob with wall mounted cooker hood above, radiator, recessed ceiling spotlights, double glazed window to the rear, open plan into the lounge/dining room.

#### LOUNGE/DINING ROOM

**4.43m (14'6") x 3.09m (10'2")**

With double glazed window to the front, recessed ceiling spotlights, glazed uPVC door opening to the rear garden.

### FIRST FLOOR

#### LANDING

With double glazed window to the front, access to the loft space.



#### BEDROOM 1

**3.09m (10'2") x 2.51m (8'3")**

With double glazed window to the front, radiator.

#### BEDROOM 2

**4.06m (13'4") x 1.79m (5'10")**

With double glazed window to the rear, radiator.

#### BEDROOM 3

**2.74m (9') x 1.73m (5'8")**

With double glazed window to the rear, radiator.

#### BATHROOM

**2.59m (8'6") x 1.71m (5'7")**

Fitted with a three-piece suite comprising P shaped panelled bath with rainfall shower above and separate hand shower attachment, shower screen, vanity wash hand basin, low-level WC, tiled splashbacks, extractor fan, chrome radiator/towel rail, built in cupboard housing the boiler serving the heating system domestic hot water, obscure double glazed window to the front, radiator.

#### OUTSIDE:

#### FRONT

The front of the property is approached via a gravelled garden area and brick paved private driveway leading to the main entrance. To the left side is a further gravelled side garden area and gate to the rear garden. The driveway could be lengthened to the side of the property to offer additional parking.



#### REAR

The rear opens to a garden measuring **9.72m (31'10") at longest x 10.75m (35') at widest** in total. A lower patio area adjoins the property and accesses the garden room and gate to the front. Steps then rise to a higher lawned level, enclosed by fencing.

\*Please note, the lower paved section of garden is privately owned by the property. The higher lawned section is owned by the council/highways and the property owner has exclusive rights to use this area as their garden and the right to maintain it.

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

#### GARDEN ROOM

A versatile room measuring **1.72m (5'7") x 3.06m (10')** with double glazed window, half glazed uPVC door, power supply, lighting and currently housing the washing machine and tumble dryer. The garden room would be ideal as an external utility, home office/ workspace, small gym area or simply for useful storage.