

Property details approval form

24 Tucker Close, Plymouth, Devon, England, PL5 1AW

Date: 10 July 2026

Property Ref and Version: SBU110000 - 0003

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in excess of £260,000

Tenure: Freehold

○ Key Features

- > Energy Rating: B
- > Three-bedroom home
- > Spacious lounge with feature stone fireplace
- > Fitted kitchen with adjoining dining area
- > Modern shower room with walk-in shower
- > Solar panels
- > Driveway parking
- > Beautifully landscaped multi-level rear garden
- > Well-presented throughout

○ Short Description

Well-presented three-bedroom home offering spacious accommodation, a bright lounge, fitted kitchen with dining area, modern shower room, driveway parking, and a beautifully landscaped multi-level rear garden with patios, lawn, and mature planting.

○ Long Description

A well-presented three-bedroom home offering spacious and well-maintained accommodation throughout. The property features a bright and inviting lounge with a feature stone fireplace, a fitted kitchen with a range of traditional units, and a dining area enjoying pleasant views over the garden. A modern shower room is fitted with a contemporary walk-in shower, vanity unit and attractive neutral tiling.

Outside, the property benefits from driveway parking to the front and a beautifully landscaped, multi-level rear garden. A raised patio adjacent to the house provides the perfect space for outdoor dining and entertaining, with steps leading to further levels incorporating a lawn, mature shrubs, established planting beds, ornamental trees and additional patio areas. The garden offers a high degree of privacy and enjoys a colourful, well-stocked setting throughout the seasons.

Further benefits include double glazing, solar panels and excellent storage, making this a comfortable and versatile home suited to a range of purchasers.

○ Directions

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○ Agents Note

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○ Room Description

Ground Floor

Bedroom 3

8' 7" x 7' 8" (2.62m x 2.34m)

Double-glazing window to the front elevation.

W.C

Separate W.C. Obscured double-glazing window to the front elevation.

Lower Ground

Lounge/Diner

24' 9" x 17' 3" (7.54m x 5.26m)

A prominent stone-clad chimney breast is the room's main architectural feature.

The stonework is a light cream or sandstone colour.

A freestanding electric heater is installed in front of the chimney breast.

The chimney breast widens towards the floor, creating a distinctive tapered shape. Two double-glazing window to the rear elevation. White radiator.

Kitchen/Breakfast Room

23' 3" x 14' 3" (7.09m x 4.34m)

A range of matching wall and base units with worktops above. A built-in stainless-steel and black oven is located beneath the worktop.

Above the oven is a four-burner gas hob and built in extractor hood. The splashback is covered with beige and cream patterned ceramic tiles. A white wall-mounted boiler is positioned in the corner above the worktop. Plumbing for washing machine. Double-glazing window to the front elevation. Single-bowl inset sink and drainer with dual mixer-tap. To the rear of the kitchen/breakfast room, space for a dining table. Double-glazing window the rear elevation. Door leading to rear garden.

First Floor

Landing

Built-in storage cupboard.

Bedroom 1

16' 6" x 8' 2" (5.03m x 2.49m)

Double-glazing window to the rear elevation. Built-in storage cupboard. White radiator.

Bedroom 2

12' x 8' 6" (3.66m x 2.59m)

Double-glazing window to the rear elevation.

Shower Room

Corner walk-in style enclosure with clear glass panels and a silver/chrome frame.

It sits on a white rectangular shower tray.

Inside the shower is a chrome thermostatic shower valve with:

A large square rainfall shower head mounted overhead.

A separate handheld shower attachment on a vertical rail. The walls are tiled from floor to ceiling in a light beige/cream ceramic tile.

The tiles have a subtle stone-effect finish.

A decorative horizontal border runs around the room at approximately waist height.

The border consists of small mosaic-style tiles. The sink is a modern white ceramic basin with a rectangular shape and gently rounded corners with chrome mixer tap centrally mounted on the basin. mounted on a white vanity unit with two cupboard doors below. Obscured double-glazing window to the rear elevation. Modern close-coupled toilet.

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Rear Garden

At the highest level, directly outside the rear of the property, is a raised stone-paved patio terrace. Leading down from the patio, a flight of broad stone steps forms the central axis of the garden. The steps are bordered by low stone retaining walls, creating a structured transition between levels. Flanking both sides of the steps are substantial mature evergreen shrubs, which create a sheltered and private atmosphere. These large established plants arch towards the path, forming a soft green corridor leading away from the house. This section forms the lower garden area, well-maintained rectangular lawn, providing an open area that contrasts with the densely planted upper sections. Further level of the garden, paved patio finished with square concrete paving slabs, Useful outdoor courtyard-style terrace,

Agents Notes

Agents Note; Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

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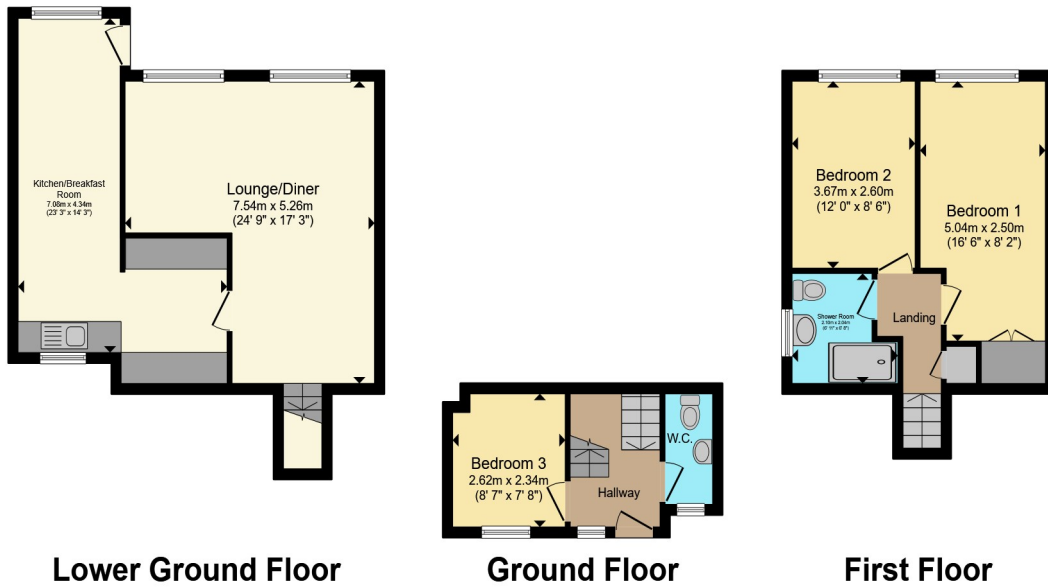
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○ Floor Plan



Total floor area 91.2 m² (981 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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○ Approval

Signature

Date

	Signature	Date
Sophie Berry		
James Mulder The New Homes Group		