

**Contact us**

**Central Plymouth Office**  
 22 Mannamead Road  
 Mutley Plain  
 Plymouth  
 PL4 7AA

**(01752) 514500**

**North Plymouth and Residential Lettings Office**

56 Morshead Road  
 Crownhill  
 Plymouth  
 PL6 5AQ

**(01752) 772846**

**Email Us**

[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

**Website**

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

**Opening Hours**

**Monday - Friday**  
 9.15am—5.30pm

**Saturday**

9.00am—4.00pm

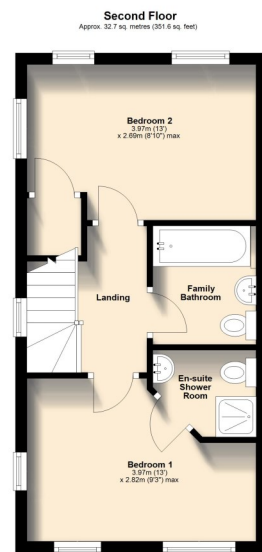
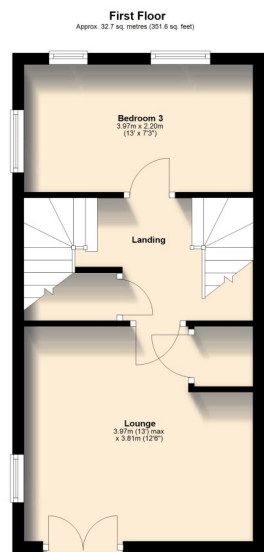
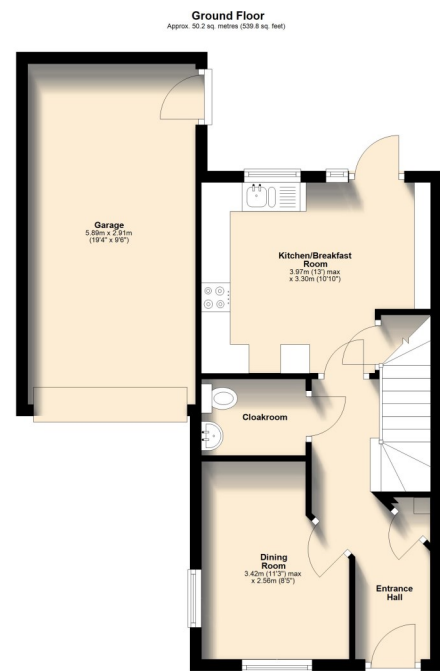
(Central Plymouth Office Only)

**Our Property Reference:**

13/E/26 5956

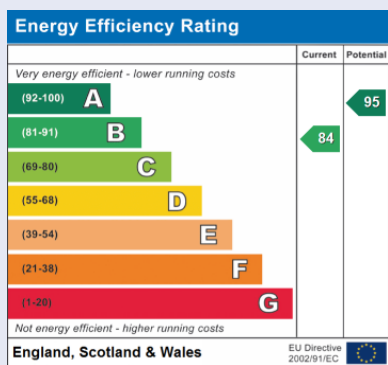


**Floor Plans...**



**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



**8 Blakeney Road, Saltram Meadow, Plymouth, PL9 7GB**

- THREE BEDROOMS**
- IMMACULATE PRESENTATION**
- LARGE PLOT**
- SOUTHERLY GARDEN**
- DRIVE & GARAGE**
- EN-SUITE SHOWER**
- VIEWING RECOMMENDED**

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

'This impressive home is beautifully presented and positioned on a large plot with a south facing rear garden and driveway leading to a garage.'

**Offers In Excess Of**  
**£325,000**

[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

Driveway and Garage

### Outside Space

South Facing Rear Garden

### Council Tax Band

D

### Council Tax Cost 2026/2027

Full Cost: £2,441.85

Single Person: £1,831.39

### Stamp Duty Liability

First Time Buyer: £1,250

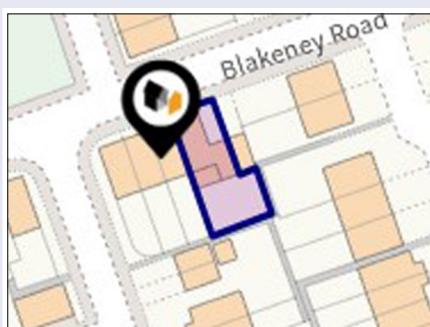
Main Residence: £6,250

Home or Investment

Property: £22,500

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 immaculately presented modern home is positioned in a favoured location, with a large and level south facing rear garden and driveway leading to a larger than average garage. The well proportioned accommodation comprises: entrance hall, dining room, cloakroom, kitchen/breakfast room, lounge, three good size bedrooms, en-suite shower room and a family bathroom. Externally, the property has a small front garden, driveway leading to a garage that has been boarded out (currently used as a home gym) with a remote controlled roller door and a double width south facing rear garden, with a covered porcelain tiled seating area and artificial lawn. The ground floor boasts Luxury Vinyl Tiles (LVT) flooring and the level of presentation throughout this home is exceptional. Plymouth Homes highly recommend this desirable family home.

### The Accommodation Comprises...

#### GROUND FLOOR

Entrance door opening to:

#### ENTRANCE HALL

Radiator, LVT flooring, decorate wood panelling, stairs to the first floor landing with an under-stairs storage cupboard, further storage cupboard.

#### DINING ROOM

**3.42m (11'3") max x 2.56m (8'5")**

Dual aspect room with double glazed windows to the front and side, LVT flooring, radiator.

#### KITCHEN/BREAKFAST ROOM

**3.97m (13') max x 3.30m (10'10")**

Fitted with a matching range of modern base and eye level units with worktop space above, 1+1/2 bowl composite sink unit with a single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven with a four ring ceramic hob and cooker hood above, two double glazed windows and a glazed door opening to the rear garden, radiator, LVT flooring, walk-in storage cupboard.

#### CLOAKROOM

Suite comprising a pedestal wash hand basin, low-level WC, extractor fan, tiled splashback, radiator, LVT flooring, recessed spotlights.

#### FIRST FLOOR

#### LANDING

Stairs to the second floor landing with an understairs storage cupboard.



#### LOUNGE

**3.97m (13') max x 3.81m (12'6")**

Double glazed double doors to the front with a Duchess style glazed balcony, double glazed window to the side, radiator, storage cupboard.

#### BEDROOM 3

**3.97m (13') x 2.20m (7'3")**

Two double glazed windows to the rear and a double glazed window to the side, radiator.

#### SECOND FLOOR

#### LANDING

Double glazed window to the side, access to the loft.

#### BEDROOM 1

**3.97m (13') x 2.82m (9'3") max**

Two double glazed windows to the rear and a double glazed window to the side, radiator.

#### EN-SUITE SHOWER ROOM

Modern suite comprising a tiled shower cubicle with twin shower heads, pedestal wash hand basin, low level wc, heated towel rail, extractor fan, fully tiled walls, recessed spotlights.

#### BEDROOM 2

**3.97m (13') x 2.69m (8'10") max**

Two double glazed windows to the rear and a double glazed window to the side, radiator, decorative wood panelling, over-stairs storage cupboard.

#### FAMILY BATHROOM

Modern suite comprising a panelled bath with independent electric shower above, pedestal wash hand basin, low-level WC, fully tiled walls, heated towel rail, extractor fan, recessed spotlights.



#### OUTSIDE

#### FRONT

Small area of artificial lawn with a path leading to the covered entrance, ornate railings, external light.

#### DRIVEWAY

**7.9m (24')**

EV charger, access to the garage via a remote-controlled electric roller door.

#### GARAGE

**5.89m (19'4") x 2.91m (9'6")**

With power and light connected, full internal boarding, currently used as home gym, access hatch to loft area, remote-controlled electric roller door, part glazed frosted door to the rear garden.

#### REAR

**11.0m (36') x 10.3m (34') max**

Larger than average south facing rear garden, with a large feature porcelain tiled seating area, area of artificial lawn, enclosed by fencing with a rear access gate, covered seating area with access to the rear of the garage, outside water tap.

#### ESTATE CHARGE

Please be advised that we have been informed by the current owner that there is an annual estate charge of £186

