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info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

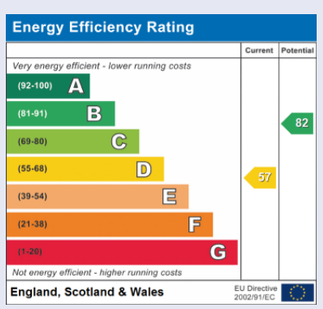
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 11/I/26 6061



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









THREE BEDROOMS

COUNTRYSIDE VIEWS

SPACIOUS ACCOMMODATION

LEVEL GARDENS

GAS CENTRAL HEATING

DOUBLE GLAZING

VIEWING RECOMMENDED

20 Lundy Close, Southway, Plymouth, PL6 6HP

We feel you may buy this property because…

'This spacious three bedroom home has good size gardens and attractive side views towards countryside fields.'

Offers In Excess Of

£185,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking

Outside Space
Enclosed Garden

Council Tax Band
A

Council Tax Cost 2026/2027
Full Cost: £1,627.90
Single Person: £1,220.93

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,200
Home or Investment Property: £10,450

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Introducing…

This good size three bedroom home is positioned in a pleasant location, with attractive side views towards countryside fields. The accommodation comprises: entrance hall, lounge, kitchen/ breakfast room, three bedrooms, shower room and a separate WC. Externally the property has good size level gardens to the front and rear. Offered for sale with gas central heating and double glazing, Plymouth Homes recommend this comfortable family home.

The Accommodation Comprises…

GROUND FLOOR

uPVC double glazed entrance door opening to:

ENTRANCE HALL
Radiator, stairs to first floor landing with under-stairs storage recess.

LOUNGE
4.52m (14'10") x 4.47m (14'8")
Double glazed sliding door and separate door to the rear garden, feature stone fire surround exo television and stereo plinths, radiator, coved ceiling.

KITCHEN/BREAKFAST ROOM
4.53m (14'10") x 2.95m (9'8")
Fitted with a matching range of base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, integrated fridge/freezer and dishwasher, plumbing for washing machine, space for tumble dryer, gas double oven with a five ring gas hob and cooker hood above, double glazed window to the front, recessed spotlights, tiled splashbacks, wall mounted gas combination boiler.





FIRST FLOOR

LANDING

BEDROOM 1
4.47m (14'8") x 2.77m (9'1")
Double glazed window to the rear with an attractive open view towards fields, radiator, storage cupboard.

BEDROOM 2
3.98m (13') x 2.56m (8'5")
Double glazed window to the front, radiator, coved ceiling, walk-in storage cupboard.

BEDROOM 3
3.42m (11'3") max x 1.81m (5'11")
Double glazed window to the front, radiator.

SHOWER ROOM
Suite comprising a double shower area with a fitted electric shower, vanity wash hand basin, part tiled walls, skylight window, ceramic tiled floor.

WC
Skylight window, low-level WC, tiled walls, ceramic tiled floor.

OUTSIDE

FRONT
Paved front garden, enclosed by a low wall. Attractive views.

REAR
11.6m (38') x 4.9m (16')
Level enclosed rear garden with an attractive side view towards open fields, path to the rear gate, area of lawn, paved seating area.

Title Plan Guideline



