

2 WITHIES STREET PLYMOUTH



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

2 Withies Street | Plymouth | Devon | PL9 7GE

A beautifully presented modern detached home, occupying a desirable corner plot within the popular Saltram Meadow development. Boasting a sunny southerly-facing rear garden, private driveway and garage complete with electric vehicle charging point. The property offers stylish and highly efficient living, perfectly aligned with modern lifestyles. Further enhanced by the addition of solar panels and a battery storage system, the home promotes sustainability while helping to reduce ongoing energy costs.

A welcoming entrance hall sets the tone for the accommodation, providing access to the principal ground floor rooms and incorporating a useful understairs storage cupboard and cloakroom/WC. The lounge is a bright and comfortable reception room positioned to the front elevation, offering an inviting space to relax.

Spanning the full width of the property, the open-plan kitchen/dining room forms the heart of the home. Designed with both everyday living and entertaining in mind, this generous space features French doors opening directly onto the south facing rear garden, allowing natural light to flood the room. The kitchen is fitted with a range of contemporary units with coordinated work surfaces and splashbacks, incorporating a stainless-steel one-and-a-half bowl sink, built-in double oven and grill, four-burner gas hob with extractor over, integral dishwasher and space for a freestanding fridge/freezer. A separate utility room provides additional storage, space for laundry appliances and houses the wall-mounted gas combi boiler, with a door leading to the outside.

The first-floor landing provides access to three well-proportioned bedrooms and the family bathroom, together with a useful storage cupboard and loft access. The principal bedroom enjoys a front-facing aspect and benefits from its own ensuite shower room, fitted with an enclosed shower, wash hand basin and WC. Bedrooms two and three overlook the rear garden and are ideal as guest rooms or children's bedrooms. The family bathroom is fitted with a bath with shower over and glass screen, pedestal wash hand basin and WC, complemented by part-tiled walls.

The property enjoys an enclosed and landscaped rear garden with a desirable southerly aspect, thoughtfully designed with a combination of patio and artificial lawn for ease of maintenance and year-round enjoyment. In addition, the garden features an outdoor home office, an ideal, peaceful retreat set away from the main house, perfectly suited for remote working or creative pursuits. French doors open onto the garden and an added feature of external lighting.

A timber gate provides access to the driveway and detached garage.

The garage features a pitched roof, power and lighting, up-and-over door and an electric vehicle charging point. The driveway provides off-road parking. To the front, a landscaped area with decorative chippings and hedging creates an attractive approach, complemented by a contemporary stainless-steel and glass entrance canopy.



Property Details

Services:	Mains water, electricity, gas and drainage. Solar panels. Hive heating system. EV charger.
EPC Rating:	Current: B - 81, Potential: A - 92, Rating: B
Council Tax:	Band D
Tenure:	Freehold
Authority	Plymouth City Council, Ballard House, West Hoe Road, Plymouth, PL1 3BJ, Tel: 01752 668000
Service Charge:	£202.34 in 2026 (annual fee)

Directions

From the A379 in Yealmpton, follow the road heading towards Plymouth. At the roundabout, take the second exit following the road straight onto Elburton Road, keeping the Elburton in on your right. Keep following the road for around 2 miles before reaching the roundabout with Morrisons on your left, and take the third exit turning back around onto Billacombe Road. Take the first left onto Broxton Drive and follow the road all the way up turning right onto Blakeney Road. Straight after take the first left onto Sourton Square you will find Withies Street half way on your right.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311

Fixtures & Fittings

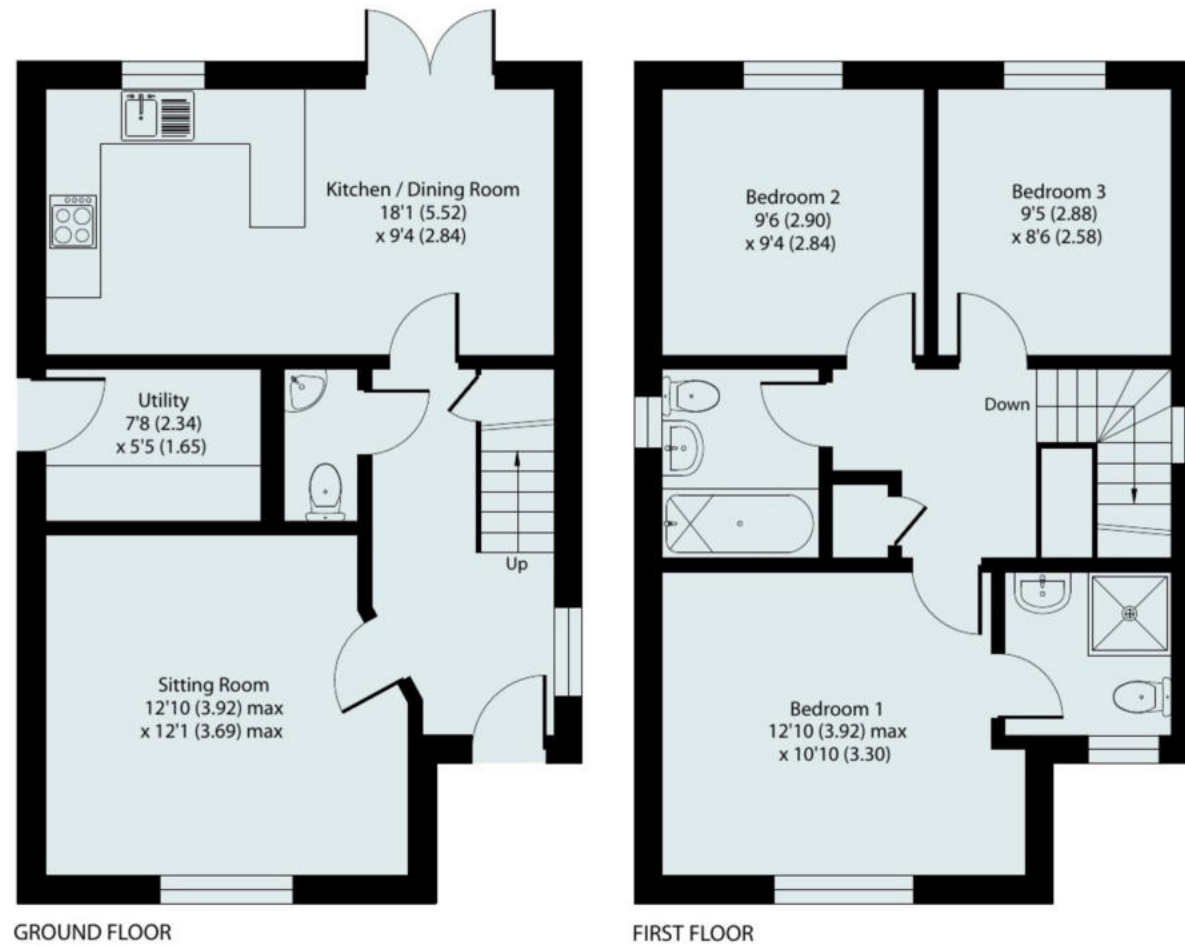
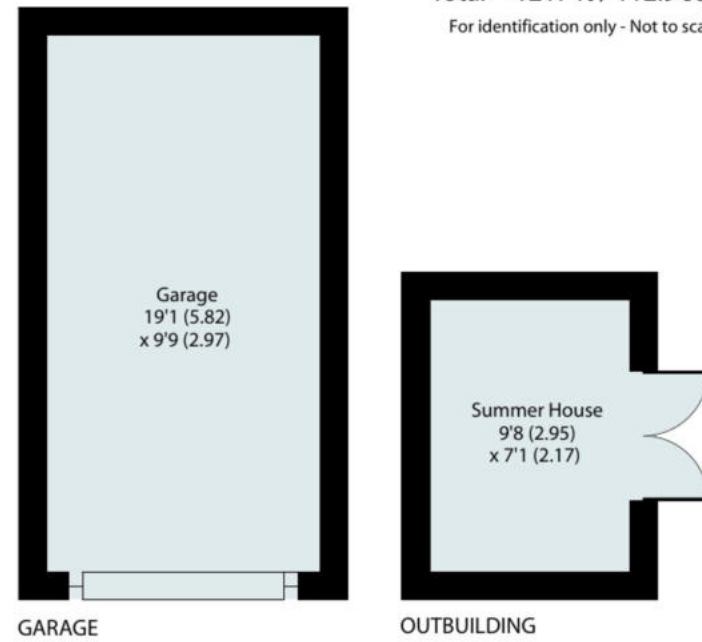
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Key Features:

- Solar panel and battery system enhancing energy efficiency
- Beautifully presented modern detached home on a desirable corner plot in the popular Saltram Meadow development.
- Sunny south-facing landscaped rear garden with patio, artificial lawn and external lighting.
- Private driveway and detached garage with pitched roof, power, lighting and electric vehicle charging point.
- Bright front-facing lounge and spacious open-plan kitchen/dining room with French doors to the garden.
- Contemporary kitchen with integrated appliances, plus separate utility room and ground floor cloakroom/WC.
- Three well-proportioned bedrooms, including a principal bedroom with ensuite, and a modern family bathroom.



Approximate Area = 962 sq ft / 89.3 sq m
 Garage = 186 sq ft / 17.2 sq m
 Outbuilding = 69 sq ft / 6.4 sq m
 Total = 1217 sq ft / 112.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Marchand Petit Ltd. REF: 1410406



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MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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