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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

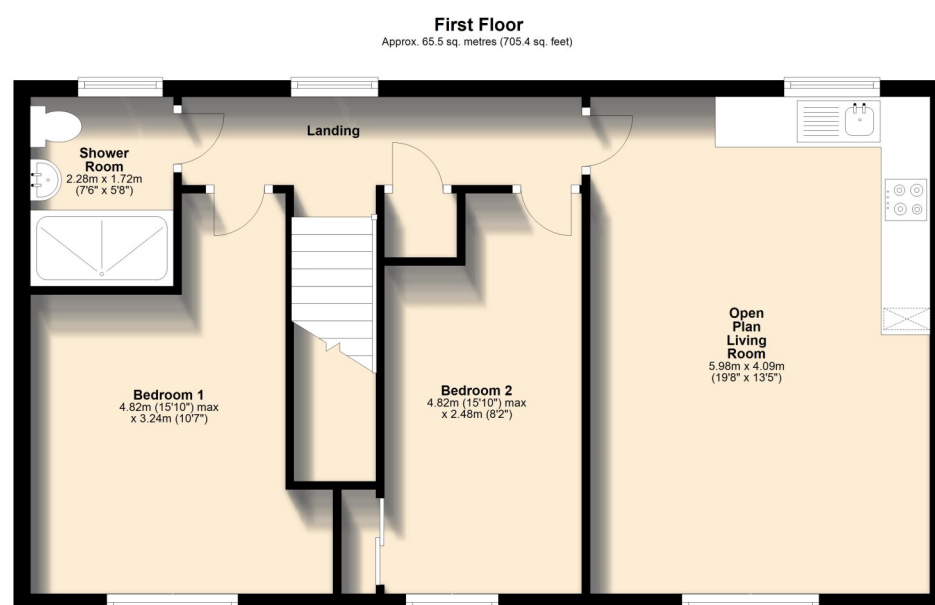
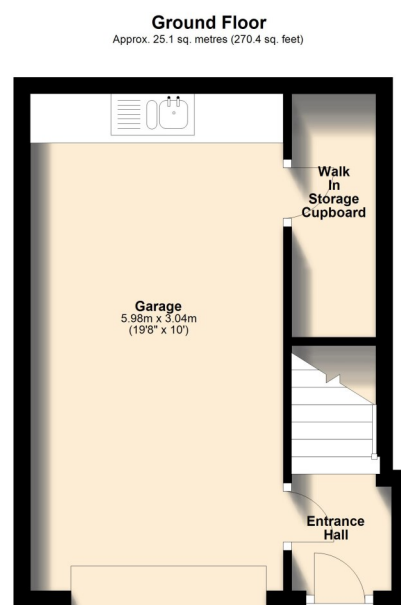
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

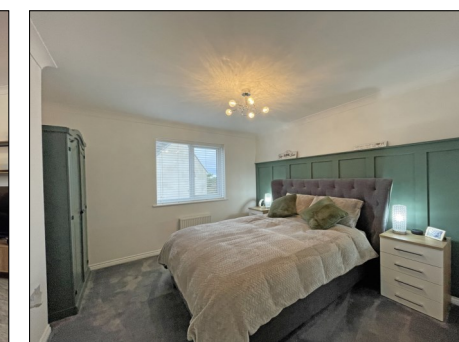
14/A/26 5854

Floor Plans...



PLYMOUTH HOMES

ESTATE AGENTS



20 Ravensglass Close, Estover Plymouth, PL6 8EP

We feel you may buy this property because...

‘Of the spacious, beautiful accommodation and proximity to schools, amenities and Derriford hospital.’

**Offers In Excess Of
£200,000**

**DETACHED COACH HOUSE
BEAUTIFULLY PRESENTED
SPACIOUS ACCOMMODATION
TWO DOUBLE BEDROOMS
CLOSE TO AMENITIES
LARGE GARAGE
PRIVATE DRIVEWAY**

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

www.plymouthhomes.co.uk

Number of Bedrooms
Two Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Private Drive and Garage

Outside Space
None

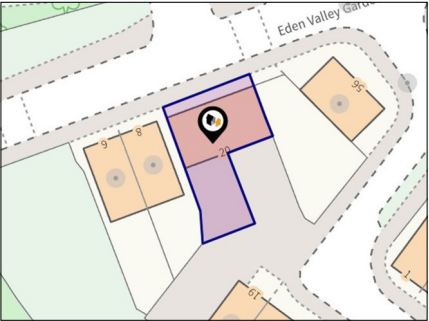
Council Tax Band
A

Council Tax Cost 2025/2026
Full Cost: £1,550.28
Single Person: £1,162.71

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,500
Home or Investment
Property: £11,500

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...

Built in 2017, this beautifully presented and particularly spacious coach house is located within a secluded cul-de-sac and positioned close to good transport links, local shops, schools and Derriford Hospital. Internally the accommodation offers a lovely open plan and dual aspect living room incorporating the lounge, dining and modern kitchen areas. There are also two good sized double bedrooms and a modern shower room. Further benefits include double glazing, central heating and a part boarded loft space. Externally there is a brick paved private driveway with parking for two/three cars and leading to a larger than average garage incorporating a utility area and accessing a useful walk in storage cupboard. Plymouth Homes advise an early viewing to fully appreciate the size, presentation and location of this lovely, detached home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With stairs rising to the first-floor landing and internal door into the garage.

FIRST FLOOR

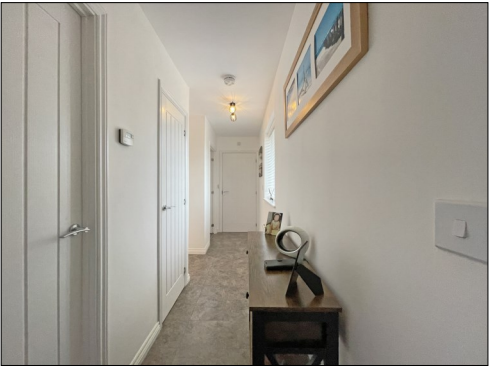
LANDING

With double glazed window to the rear, radiator, built in storage cupboard, doors to all rooms.

OPEN PLAN LIVING ROOM

5.98m (19'8") x 4.09m (13'5")

A lovely, light, spacious and dual aspect reception area incorporating the lounge, dining and kitchen areas. There are double glazed windows to the front and rear, two radiators, a refitted kitchen fitted with a modern range of base and eye level units with worktop space above, fitted electric oven and four ring electric hob with cooker hood above, built-in microwave, wine fridge (included within the sale), spaces for washing machine and upright fridge freezer (both appliances could be separately negotiable if required), LED plinth lighting, extractor fan and coving to ceiling.



BEDROOM 1

4.82m (15'10") max x 3.24m (10'7")

A lovely sized double bedroom with double glazed window to the front, radiator, decorative panelled wall.

BEDROOM 2

4.82m (15'10") max x 2.48m (8'2")

A second double bedroom with double glazed window to the front, radiator, built in wardrobes, access to the part boarded loft space.

SHOWER ROOM

2.28m (7'6") x 1.72m (5'8")

A lovely modern shower room, fitted with a three piece suite comprising double shower enclosure with fitted rainfall shower above and separate hand shower attachment, shower screen, pedestal wash hand basin, comfort height wc, decorative splashbacks, chrome radiator/towel rail, extractor fan, wall mounted mirror with inset lighting, wall mounted storage cabinet, obscure double glazed window to the rear.

OUTSIDE

FRONT

The front of the property is approached via a brick paved driveway with parking for two/three vehicles and leading to the garage and the main entrance.

REAR

To the rear of the property is a well-maintained flower border running the full width of the property.

GARAGE

5.98m (19'8") x 3.04m (10')

A larger than average garage with up and over garage door to the driveway, fitted with a range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, plumbing available for a domestic appliance, wall mounted boiler serving the heating system and domestic hot water, light, power and door into a useful walk in, under stairs storage cupboard with lighting.

AGENT'S NOTE

We're informed there is an estate charge of £187.50 per year. The property also owns the freehold interest of the two other garages beneath the coach house.

