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**Opening Hours**

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

**Our Property Reference:**

**01/1/25 5780**

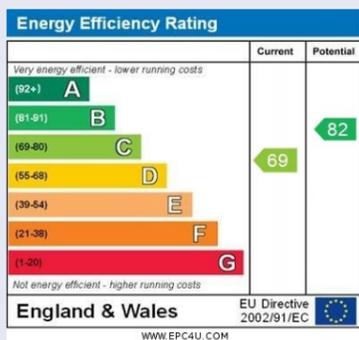


**Floor Plans...**



**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



**7 Stentaway Road, Plymstock,  
Plymouth, PL9 7EJ**

- POPULAR LOCATION
- THREE DOUBLE BEDROOMS
- WELL PRESENTED
- LOUNGE/DINING ROOM
- EN-SUITE SHOWER ROOM
- FRONT & REAR GARDENS
- FOUR CAR DRIVEWAY

*We feel you may buy this property because...  
'Of the particularly spacious accommodation and popular residential location.'*

**£300,000**

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

**Number of Bedrooms**  
Three Double Bedrooms

**Property Construction**  
Cavity Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
Four Car Driveway

**Outside Space**  
Front and Rear Garden

**Council Tax Band**  
C

**Council Tax Cost 2025/2026**  
Full Cost: £2,067.04  
Single Person: £1,550.28

**Stamp Duty Liability**  
First Time Buyer: £500  
Main Residence: £5,000  
Home or Investment  
Property: £20,000

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 deceptively spacious home is arranged over three floors and offers well-presented accommodation throughout. Internally the property offers large lounge/dining room, kitchen, three large double bedrooms, two bedrooms with dressing areas, main bedroom with en-suite and a large family shower room. Further benefits include double glazing, central heating and externally there are attractive front and rear gardens and a four-car private driveway. Plymouth Homes recommend and early viewing to fully appreciate the size and presentation on offer within this perfect family home.

### The Accommodation Comprises...

#### GROUND FLOOR

##### ENTRANCE

Entry is via a uPVC half glazed door opening into the porch.

##### PORCH

With double glazed windows to the front and side, wood effect laminate flooring, uPVC half glazed door opening into the entrance hall.

##### ENTRANCE HALL

Stairs rising to the first-floor landing, door opening into the lounge/dining room.

##### LOUNGE/DINING ROOM

**7.86m (25'9") x 3.40m (11'2")**

A lovely, large reception space with uPVC double glazed bay window to the front, radiator, wood effect laminate flooring, coving to ceiling, recessed ceiling spotlights, understairs storage cupboard with light, doorway into the kitchen.

##### KITCHEN

**4.19m (13'9") x 3.08m (10'1")**

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, splashbacks, spaces for fridge/freezer, dishwasher and range cooker, stainless steel cooker hood, double glazed window to the rear, recessed ceiling spotlights.

#### FIRST FLOOR

##### LANDING

From the staircase a door opens onto the landing, with double glazed window to the front, radiator, coving to ceiling, door and stairs rising to the second-floor landing with floor level LED lighting.



##### DRESSING AREA

**1.85m (6'1") x 1.67m (5'6")**

With door into bedroom 2.

##### BEDROOM 2

**4.19m (13'9") x 3.08m (10'1")**

A good-sized double bedroom with double glazed window to the rear, radiator, coving to ceiling.

##### BEDROOM 3

**4.65m (15'3") x 2.54m (8'4")**

Another double bedroom, with double glazed window to the front, radiator, coving to ceiling.

##### SHOWER ROOM

**2.59m (8'6") x 2.54m (8'4")**

A good-sized shower room, fitted with a three-piece suite comprising double shower enclosure with fitted shower above, wall mounted vanity wash hand basin with cupboard storage below, low-level WC, radiator/towel rail, extractor fan, splashbacks, obscure double-glazed window to the side, coving to ceiling.

#### SECOND FLOOR

##### LANDING

Open plan into bedroom 1.

##### BEDROOM 1

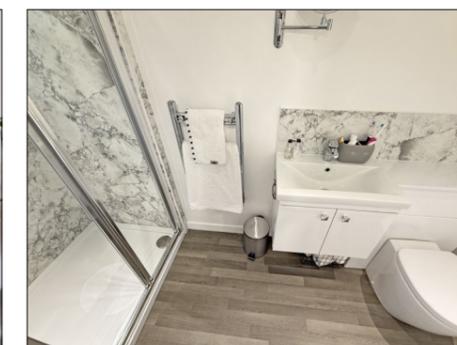
**5.88m (19'4") max x 3.45m (11'4")**

A lovely large double bedroom with two Velux skylight windows to the front, built in storage cupboards, open plan to the dressing area.

##### DRESSING AREA

**3.24m (10'8") x 1.75m (5'9")**

With double glazed window to the rear, radiator, built in wardrobes, door into the en-suite.



##### EN-SUITE

**3.24m (10'8") x 1.07m (3'6")**

Fitted with a three-piece suite comprising vanity wash hand basin with cupboard storage below, recessed shower enclosure with fitted shower above, low-level WC, splashbacks, radiator/towel rail, extractor fan, obscure double-glazed window to the rear, wood effect laminate flooring.

#### OUTSIDE:

##### FRONT

The front of the property is approached via a double width, brick paved driveway with room for approximately four vehicles and leading to a gate into the front garden. The front garden faces west and measures **5.90m (19'4") in length x 5.70m (18'8") in width**. The garden comprises attractive paved seating area, enclosed by fencing and accessing a timber storage shed, the main entrance and a side gate and path to the rear garden.

##### REAR

At the rear, the property opens to a lovely, tiered garden measuring **5.70m (18'8") in width x 13.61m (44'8") in length**. Adjoining the property is a lower patio area with gravelled side path to the front. Steps then rise to an attractive decked seating area with pergola, raised border with fishpond and all enclosed by wooden fencing.

#### AGENT'S NOTE

The vendor informs us the property has a septic tank for wastewater which helps reduce yearly water bills.