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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 26/H/26 6048









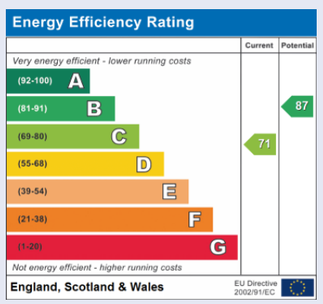


Floor Plans...



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

LARGE PLOT

WELL PRESENTED

ELEVATED VIEWS

MODERN BATHROOM

GARAGE AND PARKING

83' REAR GARDEN

13 Dunclair Park, Crabtree, Plymouth, PL3 6DJ

We feel you may buy this property because…

'This well presented semi detached home is positioned on a large elevated plot, with distant views and a garage with parking.'

Offers In Excess Of

£300,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Solid Brick Walls With External Wall Insulation

Heating System
Gas Central Heating

Water Meter
No

Parking
Garage and Off Road Parking

Outside Space
Tiered Garden

Council Tax Band
C

Council Tax Cost 2026/2027
Full Cost: £2,170.53
Single Person: £1,627.90

Stamp Duty Liability
First Time Buyer: Nil
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.

Introducing…

This impressive semi detached home is positioned in an elevated position with distant views towards the National Trust Saltram Estate. The well presented accommodation comprises: entrance hallway, lounge opening to a dining room, kitchen, landing, three bedrooms and a good size modern shower room. Externally, the property is positioned on a large sloping plot, with a garage and generous parking at street level, a decked seating area adjoining the front of the property and a 83' garden to the rear. With external cladding, double glazing and gas central heating, Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises…

GROUND FLOOR

Double glazed entrance door with a feature stained glass inset opening to:

ENTRANCE HALL
Good size hallway with stairs to the first floor landing and under-stairs storage cupboards, radiator.

LOUNGE
4.76m (15'7") into bay x 3.62m (11'11")
Double bay window to the front with an attractive open view, feature ornate Victorian style fireplace, open plan to:

DINING ROOM
3.61m (11'10") x 3.27m (10'9")
Radiator, double glazed double doors opening to the garden.

KITCHEN
3.61m (11'10") x 2.07m (6'10")
Fitted with a matching range of modern base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, tiled splashbacks, plumbing for washing machine, electric oven with a four ring ceramic hob and cooker hood above, double glazed window to the side, coved ceiling, part glazed stable door opening to the rear garden.

FIRST FLOOR

LANDING
Double glazed window to the side, recessed spotlights, access to the loft.







BEDROOM 1
4.65m (15'3") into bay x 3.62m (11'11")
Double glazed bay window to front with a view towards the National Trust Saltram estate, recessed spotlights, radiator.

BEDROOM 2
3.61m (11'10") x 3.13m (10'3")
Double glazed window to the rear, radiator, recessed spotlights.

BEDROOM 3
2.13m (7') x 1.84m (6')
Double glazed window to front with a view towards the National Trust Saltram estate, radiator, coved ceiling.

SHOWER ROOM
Modern suite comprising a double shower enclosure with twin shower heads, vanity wash hand basin, low-level WC, tiled walls, heated towel rail, storage cupboards, two frosted double glazed windows to the side, recessed spotlights.

OUTSIDE

FRONT
The property is approached via steps leading up from the garage/parking area, with a large shrub/rockery area. To the front is a large decked area, providing an attractive seating area with views towards the National Trust Saltram Estate. External power socket, side access to the rear of the house with an outside water tap.

PARKING
To the front of the property is a garage with an up and over vehicular door and driveway. To the side of the garage is a further gravelled parking area.

REAR
25.3m (83') x 7.0m (23')
Adjoining the rear of the house is a paved seating area with two storage sheds, one housing the central heating boiler. The remainder of the garden is tiered with lawn and gravelled areas, shrub display beds. From the top of the garden are the most impressive views across the estuary towards the Saltram Estate.

