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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

10/G/26 6018



Ground Floor

Approx. 83.8 sq. metres (901.5 sq. feet)



First Floor

Approx. 61.6 sq. metres (662.5 sq. feet)

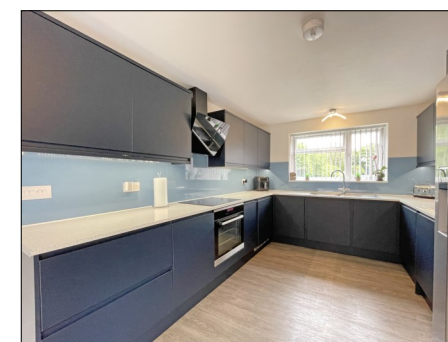
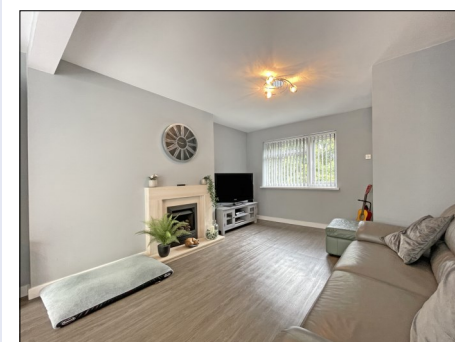


Further Information...

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



**94 Donnington Drive, Higher Compton,
Plymouth, PL3 6QT**

**POPULAR LOCATION
EXTENDED HOME
WELL PRESENTED
FIVE BEDROOMS
TWO EN-SUITE
KITCHEN/DINING ROOM
SEPARATE FAMILY ROOM**

We feel you may buy this property because...
'Of the popular location and the particularly spacious, well-presented accommodation on offer.'

£350,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales		
EU Directive 2002/91/EC		

Number of Bedrooms
Five Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway

Outside Space
Enclosed Garden

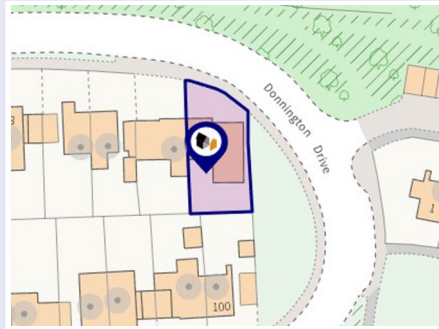
Council Tax Band
C

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

Stamp Duty Liability
First Time Buyer: £2,500
Main Residence: £7,500
Home or Investment
Property: £25,000

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 beautifully presented and heavily extended property is located within Higher Compton and would make the perfect family home. The spacious, versatile accommodation offers entrance hall, a large kitchen/dining room open plan to the lounge, a separate family, ground floor fourth bedroom with en-suite, four further first floor bedrooms, the main bedroom a particularly large size with en-suite, and the main family bathroom. Further benefits include double glazing, central heating and externally there is off road parking and a southerly facing rear garden. Plymouth Homes advise an early viewing to fully appreciate this lovely home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With double glazed windows to the front, radiator, wood effect laminate flooring, stairs rising to the first-floor landing, doors into the kitchen/dining room and bedroom 4.

KITCHEN/DINING ROOM

9.63m (31'7") x 3.03m (9'11")

A particular feature of the property, this substantial reception space boasts a modern kitchen, fitted with matching range of base and eye level units with workspace above, soft closing drawers and doors, corner carousel storage units, under unit lighting, a range of integrated appliances to include dishwasher, washing machine, tumble dryer, fitted electric oven and four ring electric hob with wall mounted cooker hood above, space for American style fridge/freezer, double glazed window to the side, radiator, wood effect laminate flooring, understairs storage cupboard, bi-fold doors opening to the rear garden, open plan into the lounge, door to the family room.

LOUNGE

3.78m (12'5") x 3.66m (12') max

With double glazed window to the front, coal effect gas fire set within a feature stone surround, wood effect laminate flooring.

FAMILY ROOM

4.72m (15'6") x 3.55m (11'8")

A versatile room, currently used as a separate reception/family room that could equally make an additional ground floor bedroom, with double glazed window to the rear, radiator, uPVC glazed double door opening to the garden.

BEDROOM 4

3.40m (11'2") x 2.65m (8'8")

A double bedroom with double glazed window to the front, radiator, wood effect laminate flooring, door opening to the en-suite.



EN-SUITE

Fitted with a three-piece suite comprising vanity wash hand basin with cupboard storage below, recessed shower cubicle with fitted shower above, low-level WC, chrome radiator/towel rail, extractor fan, obscure double-glazed window to the side.

FIRST FLOOR

LANDING

With access to the loft space.

BEDROOM 1

5.91m (19'5") max x 4.48m (14'9") max

Another feature of this property is the large main bedroom with triple aspect double glazed windows, radiator, access to the roof space and door into the en-suite.

EN-SUITE

1.96m (6'5") x 1.85m (6'1")

Fitted with a three-piece suite comprising vanity wash hand basin with cupboard storage above, shower cubicle with fitted shower above, low-level WC, chrome radiator/towel rail, extractor fan, wall mounted mirrored cabinet, obscure double glazed window to the rear.

BEDROOM 2

3.62m (11'11") x 2.88m (9'6")

A second double bedroom with double glazed window to the front enjoying the outlook, built in wardrobes, radiator, picture rail, coving to ceiling.

BEDROOM 3

3.27m (10'9") x 2.88m (9'6")

Another double bedroom with double glazed window to the rear, radiator.



BEDROOM 5/HOME OFFICE

2.75m (9') max X 1.65m (5'5")

A single bedroom, or ideal home office/workspace, with double glazed window to the front, radiator.

BATHROOM

1.85m (6'1") x 1.65m (5'5")

Fitted with a three-piece suite comprising panelled bath with rainfall shower above and separate hand shower attachment, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, chrome radiator/towel rail, obscure double-glazed window to the rear, wood effect laminate flooring, recessed ceiling spotlights.

OUTSIDE:

FRONT

The front of the property is approached a brick paved hardstanding, with parking for several vehicles, and steps rising to the main entrance.

REAR

The rear opens to a southerly facing, tiered garden measuring 11.05m (36'3") in width x 8.85m (29') in length, enclosed by wall and fencing. Adjoining the property is a paved seating area with steps rising to a further decked seating area. From the patio a pathway runs to side of the property with an outside light and giving access to a cellar storage area and gate to the front.

CELLAR STORAGE

With restricted head height, light and housing the wall mounted boiler serving the heating system and domestic hot water.

