Contact us

Central Plymouth Office

22 Mannamead Road

Mutley Plain

Plymouth

PL4 7AA

(01752) 514500

North Plymouth and Residential Lettings Office

56 Morshead Road

Crownhill

Plymouth

PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 18/K/26 6107







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









WELL PRESENTED

4 DOUBLE BEDROOMS

LARGE LOUNGE

KITCHEN/DINING ROOM

DOWNSTAIRS WC

DOUBLE WIDTH DRIVEWAY

ENCLOSED REAR GARDEN

73 Spindle Crescent, Plympton, Plymouth, PL7 2JG

We feel you may buy this property because…

‘Of the ever-popular residential location and secluded position of this detached home.’

£425,000

www.plymouthhomes.co.uk

Number of Bedrooms
Four Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Double Driveway And Garage

Outside Space
Enclosed Garden

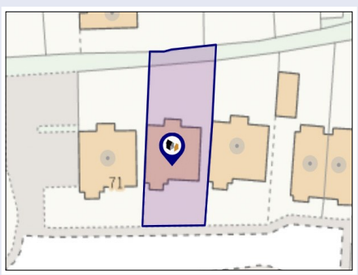
Council Tax Band
D

Council Tax Cost 2026/2027
Full Cost: £2,441.85
Single Person: £1,831.39

Stamp Duty Liability
First Time Buyer: £6,250
Main Residence: £11,250
Home or Investment Property: £32,500

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…

Located within the popular residential location of Redwood Heights in Plympton, this well-presented detached property was built in 2019 and would make the perfect family home. Internally the accommodation offers a large bay fronted lounge, a spacious and modern kitchen/dining room with a range integrated appliances, utility room, downstairs wc, four good sized double bedrooms, en-suite and family bathroom. Further benefits include double glazing and central heating, while externally there is a double width private driveway with an EV charging point, good sized garage and an enclosed rear garden which includes a hot tub. 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 radiator, decorative panelled walls, stairs rising to the first-floor landing with an under-stairs storage cupboard, doors into the lounge and kitchen/dining room.

LOUNGE
5.87m (19'3") x 3.31m (10'10")
A good-sized reception space with double glazed box window to the front, two radiators.

KITCHEN/DINING ROOM
5.32m (17'5") x 4.58m (15')
Fitted with a matching range of modern base and eye level units with soft closing drawers and doors, worktop space above, 1½ bowl stainless steel sink unit with single drainer and mixer tap, splashbacks, under-unit lighting, a range of integrated appliances to include fridge, freezer, dishwasher, fitted eye level electric oven and four ring gas hob with stainless steel cooker hood above, double glazed window to the rear, dining area with space for table and chairs, double glazed bay to the rear with uPVC glazed double doors opening to the garden, radiator, door opening into the utility room.

UTILITY
1.68m (5'6") x 1.60m (5'3")
Fitted with a matching range of base and eye level units with worktop space above, spaces for washing machine and tumble dryer, radiator, half glazed door opening to the rear garden, door into the downstairs wc.

DOWNSTAIRS WC
With obscure double-glazed window to the side and fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, tiled splashbacks, radiator.

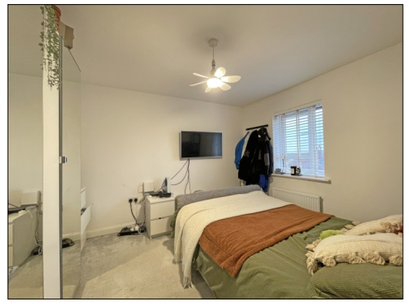
FIRST FLOOR

LANDING
With access to the loft space, built in storage cupboard and doors to all rooms.

BEDROOM 1
4.26m (14') max x 4.26m (14') max
A good-sized double bedroom with double glazed window to the front, radiator, door opening into the en-suite.







EN-SUITE
1.91m (6'3") x 1.43m (4'8")
Fitted with a three-piece suite comprising pedestal wash hand basin, recessed shower cubicle with fitted electric shower above, low-level WC, tiled splashbacks, extractor fan, shaver point, obscure double-glazed window to the front.

BEDROOM 2
3.97m (13') max x 2.68m (8'9")
A second double bedroom with double glazed window to the front, radiator.

BEDROOM 3
3.46m (11'4") x 3.00m (9'10")
A third double bedroom with double glazed window to the rear with distant views towards countryside, radiator.

BEDROOM 4
2.91m (9'6") max x 2.86m (9'5")
A fourth double bedroom with double glazed window to the rear, radiator.

FAMILY BATHROOM
2.07m (6'10") x 1.91m (6'3")
Fitted with a three-piece suite comprising panelled bath with separate shower above, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, chrome radiator/towel rail, extractor fan, obscure double-glazed window to the rear.

OUTSIDE:

FRONT
The front of the property is approached via a double width, private driveway leading to the covered main entrance, the garage and a lawned garden area. There is an EV charging point, included within the sale, and a side gate and pathway leads onto the rear garden.

REAR
The rear opens to a tiered, private garden measuring **9.02m (29'7'') in length x 10.36m (34') in width**. Adjoining the property is a good sized, paved patio area with hot tub. The garden then leads to a lower decked and lawned area, all enclosed by fencing.

INTEGRAL GARAGE
5.12m (16'10") x 2.72m (8'11")
A good-sized garage with up and over door, power supply and lighting and housing the wall mounted boiler serving the heating system and domestic hot water.

PLANNING PERMISSION
The owners have had planning permission approved for a single storey, rear extension. Full details and plans of the permission can be viewed via the Plymouth City Council website using the reference **26/01288/PRDE**

AGENT'S NOTE
In accordance with the Estate Agents Act 1979. We hereby declare that the seller of this property is a relative of an employee of Plymouth Homes.

We're informed there is an estate charge of £153.48 per annum, and we recommend potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.

AGENT'S NOTE
These sales particulars are only in draft format and have yet to be approved by the seller. They are therefore subject to change.





