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

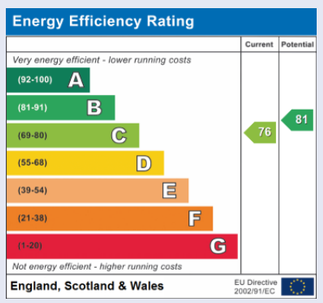
Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
15/E/26 5963



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

DECEPTIVELY SPACIOUS
WELL-PRESENTED
THREE BEDROOMS
LARGE LOUNGE
CONSERVATORY
ALLOCATED PARKING
SOUTH WESTERLY GARDEN

6 Coombe Way, Kings Tamerton, Plymouth, PL5 2HB

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

Offers in Excess Of
£220,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Timber Framed Construction

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Allocated Parking

Outside Space
Westerly Garden

Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £2,170.53

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,900
Home or Investment Property: £12,900

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 well-presented and deceptive property would make the perfect first time or family home. Internally the spacious accommodation offers an entrance hall, large lounge, conservatory/dining room, kitchen, downstairs wc, three bedrooms and bathroom. Further benefits include double glazing, central heating and externally there is an enclosed, west facing garden and an allocated parking space located to the rear.

The Accommodation Comprises…

GROUND FLOOR

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

ENTRANCE HALL
With radiator, wood effect laminate flooring, stairs rising to the first-floor landing with an under-stairs storage cupboard.

DOWNSTAIRS WC
1.78m (5'10") x 0.88m (2'11")
With obscure double-glazed window to the side and fitted with a two-piece suite comprising wall mounted wash hand basin, low-level WC, tiled splashbacks, radiator.

KITCHEN
3.18m (10'5") x 2.02m (6'8")
Fitted with a matching range of base and eye level units with granite effect worktops and splashbacks above, stainless steel sink unit with single drainer and mixer tap, wall mounted boiler serving the heating system and domestic hot water, integrated fridge and freezer, space for washing machine, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed window to the front, radiator, wood effect laminate flooring, coving to ceiling, recessed ceiling spotlights.

LOUNGE
4.43m (14'6") x 4.05m (13'4")
A spacious reception room with radiator, wood effect laminate flooring, coving to ceiling with ceiling rose, wall mounted electric fire, uPVC glazed double doors opening into the conservatory.

CONSERVATORY/DINING ROOM
2.66m (8'9") x 2.56m (8'5")
With double glazed windows to the sides and rear, wood effect laminate flooring, wall lights and uPVC glazed double doors to the rear garden.

FIRST FLOOR

LANDING
Access to the part boarded loft space with retracting ladder.

BEDROOM 1
4.05m (13'4") x 3.16m (10'4") max
With double glazed window to the rear, built in wardrobes, radiator, coving to ceiling with ceiling rose.

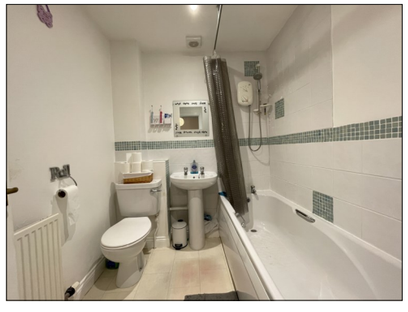
BEDROOM 2
3.19m (10'6") x 2.12m (6'11")
With double glazed window to the front, radiator.

BEDROOM 3
2.09m (6'10") x 1.84m (6')
With double glazed window to the front, radiator, coving to ceiling.

BATHROOM
2.12m (6'11") x 1.87m (6'2")
Fitted with a three-piece white suite comprising panelled bath with independent electric shower above, pedestal wash hand basin, low-level WC, tiled surround, extractor fan, radiator.

OUTSIDE:

FRONT
At the front there is a small garden area with brick paved pathway and steps rising to the covered main entrance.

REAR
The rear opens to a south westerly facing garden measuring **3.95m (12’11’’) in width x 3.80m (12’5’’) in length** comprising paved area with mature tree, enclosed by fencing with a gate accessing the parking area.

PARKING
The property benefits from an allocated space located to the rear of the property with shared responsibility for the access.