

## Contact us

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

## Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

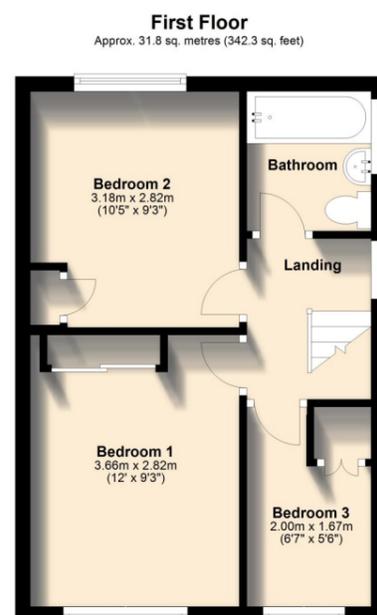
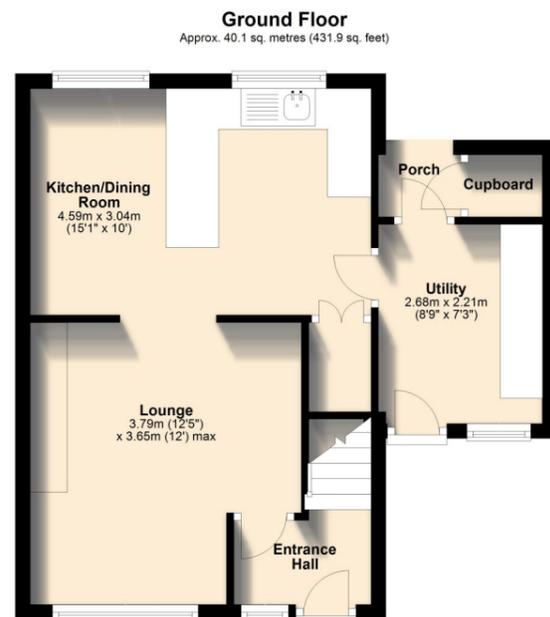
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

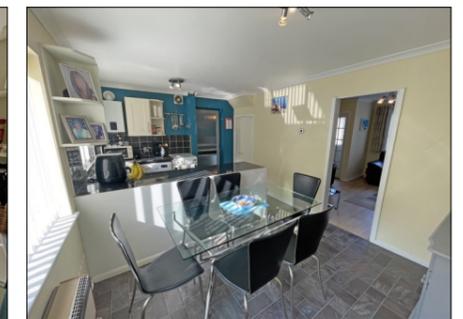
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## Floor Plans...



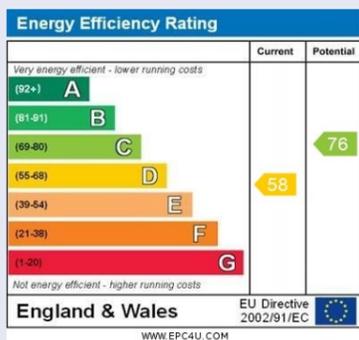
PLYMOUTH  
**HOMES** ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



## 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.



**4 Upton Close, Higher Compton,  
Plymouth, PL3 6QR**

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

**£200,000**

SEMI DETACHED  
CUL-DE-SAC POSITION  
THREE BEDROOMS  
TWO RECEPTIONS  
SIDE EXTENSION  
SOUTH FACING GARDEN  
NO ONWARD CHAIN

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

### Number of Bedrooms

Three Bedrooms

### Property Construction

Cavity Brick Walls

### Heating System

Gas Central Heating

### Water Meter

Yes

### Parking

On Street Parking

### Outside Space

South Facing 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: Nil

Main Residence: £1,500

Home or Investment

Property: £11,500

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 in a cul-de-sac within Higher Compton, this semi-detached home would make the ideal first time or family home. Internally the accommodation offers entrance hall, lounge, kitchen/dining room, extended utility, three bedrooms and bathroom. Externally there is a southerly facing and enclosed rear garden while to the front there's potential for off road parking, subject to obtaining the relevant permissions. Plymouth Homes advise an early viewing to avoid disappointment.

### The Accommodation Comprises...

#### GROUND FLOOR

##### ENTRANCE

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

##### ENTRANCE HALL

With obscure double-glazed window to the front, wall mounted gas heater, stairs rising to the first-floor landing, door into the lounge.

##### LOUNGE

**3.79m (12'5") x 3.65m (12') max**

With double glazed window to the front, living flame effect gas fire set within a stone surround, wood effect laminate flooring, coving to ceiling, doorway into the kitchen/dining room.

##### KITCHEN/DINING ROOM

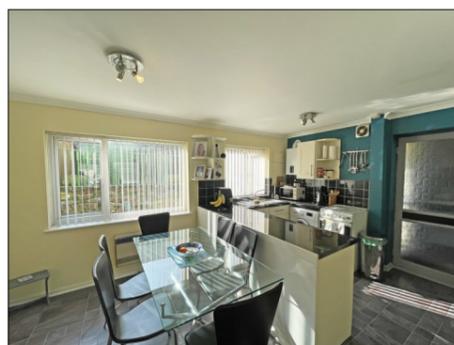
**4.59m (15'1") x 3.04m (10')**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, extractor fan, wall mounted boiler serving the domestic hot water, spaces for washing machine and cooker, two double glazed windows to the rear, space for dining table and chairs, coving to ceiling, understairs storage cupboard, wall mounted gas heater, door opening into the utility.

##### UTILITY

**2.68m (8'9") x 2.21m (7'3")**

With obscure double-glazed window and uPVC half glazed door to the front, built in worksurface, half glazed door opening to the rear garden.



#### FIRST FLOOR

##### LANDING

With double glazed window to the side, wall mounted gas heater, access to the part boarded loft space with retracting ladder.

##### BEDROOM 1

**3.66m (12') x 2.82m (9'3")**

With double glazed window to the front enjoying the open view across Plymouth, built in wardrobe.

##### BEDROOM 2

**3.18m (10'5") x 2.82m (9'3")**

With double glazed window to the rear, built in storage cupboard.

##### BEDROOM 3

**2.00m (6'7") x 1.67m (5'6")**

With double glazed window to the front, built in storage cupboard.

##### BATHROOM

**1.88m (6'2") x 1.67m (5'6")**

Fitted with a three-piece suite comprising panelled bath with independent electric shower over, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, obscure double-glazed window to the side.

#### OUTSIDE:

##### FRONT

The front of the property is approached via a lawned garden and brick paved pathway leading to the main and side entrances.



#### REAR

The rear opens to a southerly facing, tiered garden measuring **11.91m (39'1") x 7.45m (24'5")**. The garden comprises raised flower borders and decked seating area, enclosed by fencing. There is a covered porch from the utility which also accesses a useful outside storage cupboard.

#### AGENT'S NOTE

Please note, the garage shown on the title plan isn't included within the sale and has been sold separately. The owner currently awaits the Land Registry title plans to be altered accordingly.

