

## Contact us

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## Opening Hours

**Monday - Friday**

**9.15am—5.30pm**

**Saturday**

**9.00am—4.00pm**

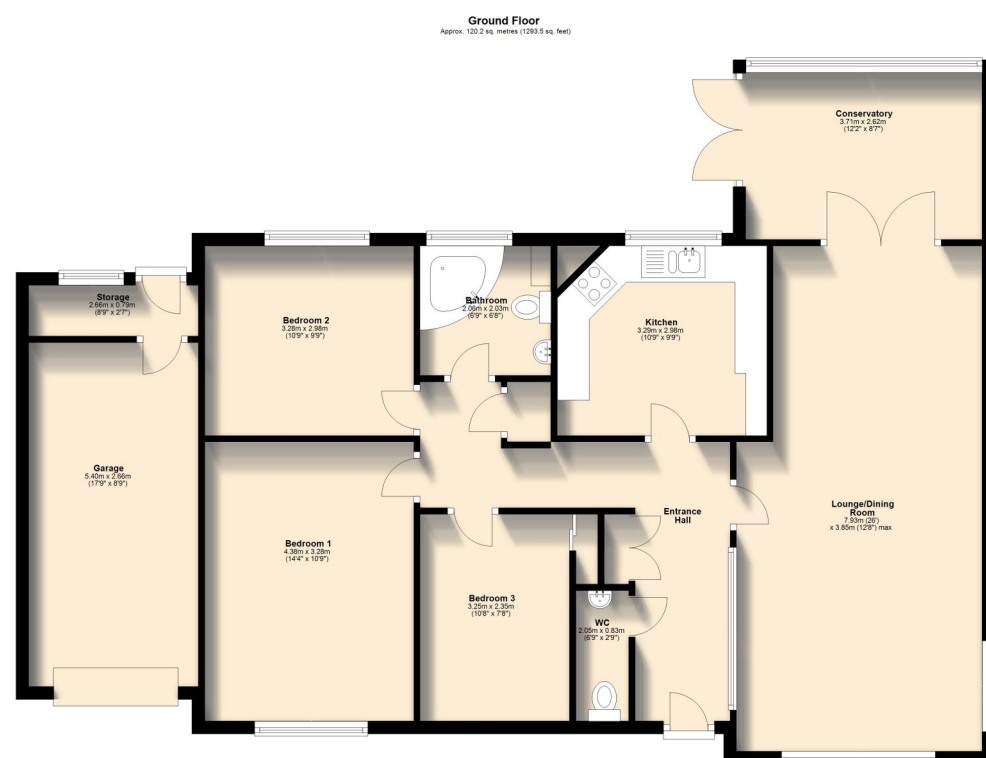
(Central Plymouth Office Only)

**Our Property Reference:**

**26/A/26 5863**



## Floor Plans...



# PLYMOUTH HOMES

ESTATE AGENTS

**Draft Details – Not Approved & Subject To Change**



**DETACHED BUNGALOW**  
**THREE BEDROOMS**  
**LARGE PLOT**  
**LARGE DRIVEWAY**  
**SINGLE GARAGE**  
**MODERNISATION REQUIRED**  
**NO ONWARD CHAIN**

**45 Leat Walk, Roborough,  
Plymouth, PL6 7AT**

*We feel you may buy this property because...*

This detached bungalow finds itself located on an impressive and sizeable plot and offers buyers lots of potential.

**£425,000**

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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 & Wales			
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

[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  
TBC

Parking  
Driveway and Garage

Outside Space  
Sizeable Plot

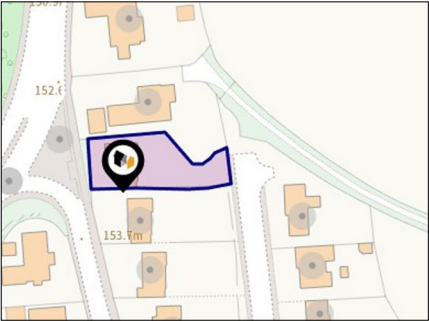
Council Tax Band  
E

Council Tax Cost 2025/2026  
Full Cost: £3,021.42  
Single Person: £2,266.06

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...

This detached bungalow sits on a substantial plot and is located within the sought after and rarely available cul-de-sac of Leat Walk, Roborough. Internally, the property requires a degree of modernisation and improvement throughout, but equally offers plenty of potential for any new owners. The spacious accommodation comprises entrance hall, separate WC, large lounge/dining room, conservatory, kitchen, three good sized bedrooms and the bathroom. Externally the property has a long and sweeping driveway, offering ample parking, and providing access to the garage. There is a large front lawned garden and an enclosed, tiered rear garden. Further benefits include double glazing and gas central heating. Offered for sale with no onward chain, Plymouth Homes strongly advise an internal inspection to appreciate this wonderful bungalow and its location.

The Accommodation Comprises...

GROUND FLOOR

uPVC double glazed entrance door opening to:

ENTRANCE HALL

With radiator, storage cupboards, access to the partially boarded loft space.

WC

2.05m (6'9") x 0.83m (2'9")

Fitted with a two piece suite comprising pedestal wash hand basin and low-level WC, radiator, tiled walls.

LOUNGE/DINING ROOM

7.93m (26') x 3.85m (12'8") max

A lovely sized reception room with double glazed windows to the front and side, radiator, wooden flooring, coving to ceiling, uPVC glazed door opening into the conservatory.

CONSERVATORY

3.71m (12'2") x 2.62m (8'7")

Of uPVC construction, with power, double glazed windows, uPVC glazed double doors opening to the garden.

KITCHEN

3.29m (10'9") x 2.98m (9'9")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, plumbing for dishwasher, space for fridge/freezer, fitted oven and four ring gas hob with cooker hood above, double glazed window to the rear, recessed ceiling spotlights.



BATHROOM

2.06m (6'9") max x 2.03m (6'8") max.

Fitted with a three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin, low-level WC, fully tiled walls, radiator, obscure double-glazed window to the rear.

BEDROOM 1

4.38m (14'4") x 3.28m (10'9")

A good-sized double bedroom with double glazed window to the front, radiator, wooden flooring, coving to ceiling.

BEDROOM 2

3.28m (10'9") x 2.98m (9'9")

A further good-sized bedroom with double glazed window to the rear, radiator, wooden flooring. coving to ceiling.

BEDROOM 3

3.25m (10'8") x 2.35m (7'8")

A single bedroom with double glazed window to the front, radiator, wooden flooring, coving to ceiling, built in storage.

OUTSIDE:

FRONT

The property occupies a generous sized plot, set at the end of a cul-de-sac. The impressive plot offers a sweeping driveway measuring approximately **32.73 m (107'4")** and offering parking for numerous vehicles. The driveway leads to the main entrance, a lawned garden area with matures trees and leading onto further parking and the garage.



REAR

The rear opens to an enclosed west facing garden measuring approximately **9.44m (31'05") x 8.22m (27'09")** at the longest and widest points with a patio and steps rising to an additional gravelled seating area.

STORAGE

2.66m (8'9") x 0.79m (2'7")

A useful storage area providing access to the garage and housing the wall boiler serving the heating system and domestic hot water.

GARAGE

5.40m (17'9") x 2.66m (8'9")

A good size garage with power and light connected, up and over door opening to the private driveway.

