

## 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

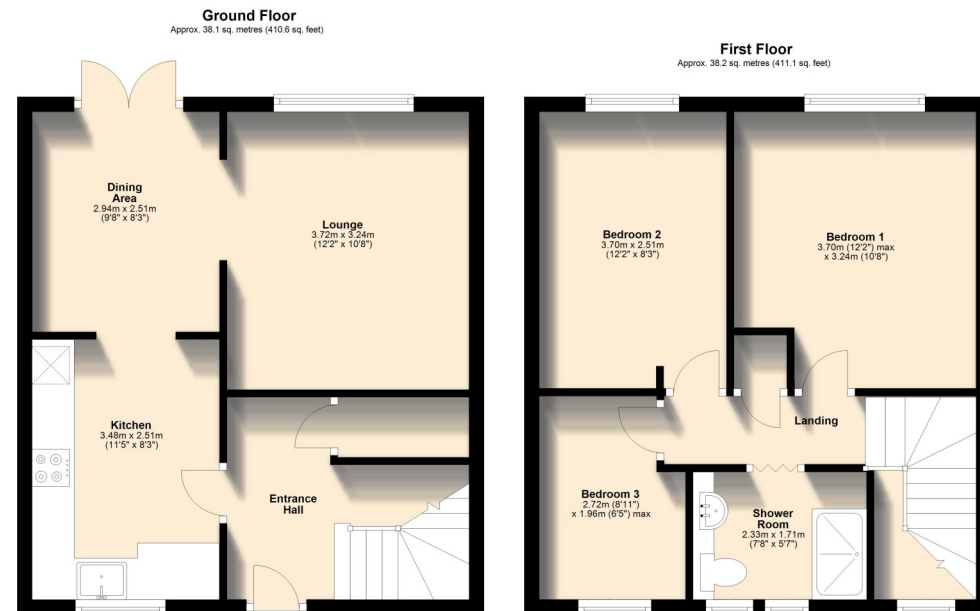
(Central Plymouth Office Only)

Our Property Reference:

08/E/26 5951



## Floor Plans...



PLYMOUTH  
**HOMES** ESTATE AGENTS



**62 Hessary Drive, Roborough,  
Plymouth, PL6 7DQ**

**THREE BEDROOMS  
TWO RECEPTIONS  
MODERN KITCHEN  
DOUBLE DRIVEWAY  
SOUTH FACING GARDEN  
GARDEN ROOM/WORKSHOP  
NO ONWARD CHAIN**

*We feel you may buy this property because...*  
'Of the popular location, parking, spacious accommodation and the versatile garden room/workshop.'

**£250,000**

## 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive 2002/91/EC

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

**Number of Bedrooms**

Three Bedrooms

**Property Construction**

Timber Framed Construction

**Heating System**

Gas Central Heating

**Water Meter**

Yes

**Parking**

Double Driveway

**Outside Space**

South Facing Garden

**Council Tax Band**

B

**Council Tax Cost 2026/2027**

Full Cost: £1,899.22

Single Person: £1,424.42

**Stamp Duty Liability**

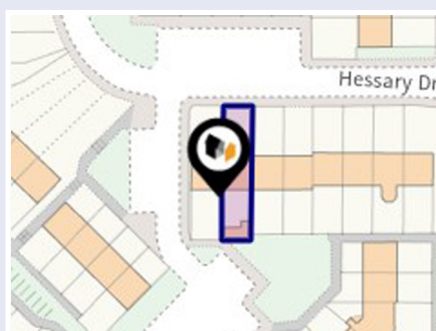
First Time Buyer: Nil

Main Residence: £2,500

Home or Investment

Property: £15,000

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...**

Offered for sale with no onward chain, this deceptively spacious and well-presented home boasts a double width private driveway and a garden room/workshop measuring 1.90m (6'3") x 5.78m (18'11"). Internally the accommodation offers a large entrance hall, a modern fitted kitchen with integrated appliances, dining area and lovely lounge. There are also three good sized bedrooms and a shower room. Further benefits include double glazing, partial central heating and externally there is an attractive, south facing garden. Plymouth Homes advise an early viewing to avoid disappointment.

**The Accommodation Comprises...****GROUND FLOOR****ENTRANCE**

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

**ENTRANCE HALL**

A good-sized entrance hall with radiator, porcelain wood effect tiled flooring, coving to ceiling, stairs rising to the first-floor landing with and under-stairs storage recess and under-stairs storage cupboard, door opening into the kitchen.

**KITCHEN****3.48m (11'5") x 2.51m (8'3")**

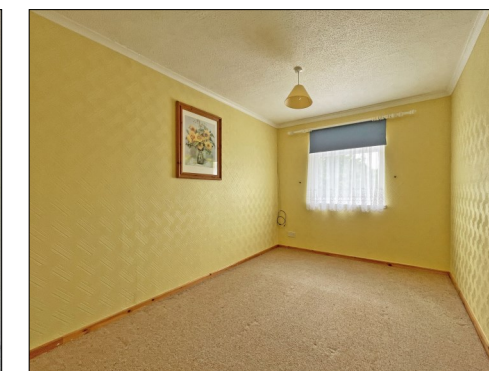
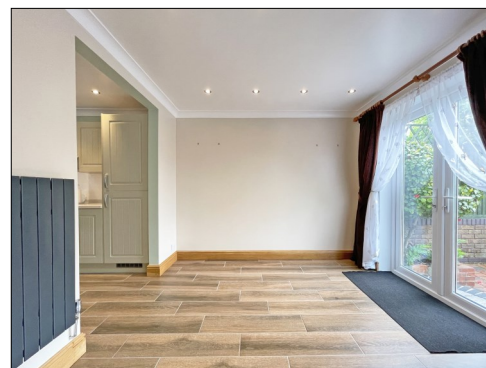
Fitted with a matching range of modern base and eye level units with stone effect worktops above, retractable corner storage unit, inset sink unit with mixer tap, splashbacks, a range of integrated appliances to include fridge, freezer, fitted electric oven and four ring gas hob with stainless steel cooker hood above, spaces for dishwasher and washing machine, double glazed window to the front, porcelain wood effect tiled flooring, coving to ceiling, recessed ceiling spotlights, open plan into the dining area.

**DINING AREA****2.94m (9'8") x 2.51m (8'3")**

With two radiators, porcelain wood effect tiled flooring, uPVC glazed double doors opening to the garden, open plan into the lounge.

**LOUNGE****3.72m (12'2") x 3.24m (10'8")**

A good-sized reception space with double glazed window to the rear, radiator, porcelain wood effect tiled flooring, coving to ceiling.

**FIRST FLOOR****LANDING**

With obscure double-glazed window to the front, access to the boarded loft space ideal for storage, radiator, built in airing cupboard also housing the wall mounted boiler serving the heating system and domestic hot water.

**BEDROOM 1****3.70m (12'2") max x 3.24m (10'8")**

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

**BEDROOM 2****3.70m (12'2") x 2.51m (8'3")**

A second double bedroom with double glazed window to the rear.

**BEDROOM 3****2.72m (8'11") x 1.96m (6'5") max**

A single bedroom with double glazed window to the front.

**SHOWER ROOM****2.33m (7'8") x 1.71m (5'7")**

Fitted with a three piece suite comprising double shower enclosure, fitted rainfall shower with body jets and separate hand shower attachment, vanity wash hand basin with cupboard storage below and inset mirror with lighting, tiled splashbacks, low-level WC, chrome radiator/towel rail tiled splashback, two obscure double glazed windows to the front, radiator, tiled flooring.

**OUTSIDE:****FRONT**

The front of the property is approached via a double width, brick paved private driveway leading to a gate and steps to a gravelled garden area with raised flower borders and leading to the covered main entrance and a useful outside storage cupboard.

**REAR**

The rear opens to a lovely, south facing and enclosed garden measuring **8.28m (27'2") in length x 6.18m (20'3") in width**. The garden comprises brick paved, patio and decked seating areas all with raised flower borders and accessing garden potting shed and garden room/workshop.

**GARDEN ROOM/WORKSHOP**

Measuring **1.90m (6'3") x 5.78m (18'11")** with pitched roof, power supply, lighting, built in storage and workbench, two windows to the front and two skylight windows. The room has been used as a useful workshop but could also make the perfect home office/workspace or lovely garden room.