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)

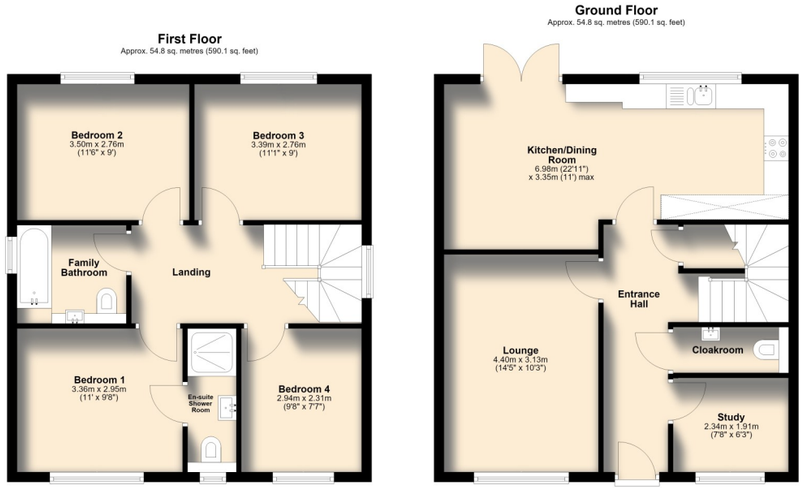
Our Property Reference: 09/I/26 6058





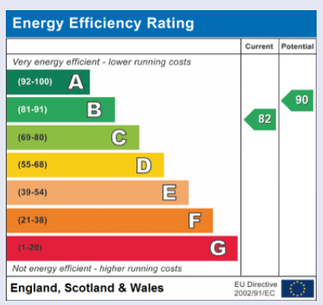


Floor Plans...



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









DETACHED HOME
FOUR BEDROOMS
EN-SUITE SHOWER ROOM
STUDY
MODERN KITCHEN AND BATHROOMS
SOUTH FACING GARDEN
GARAGE AND PARKING

17 Halecombe Road, Saltram Meadow, Plymouth, PL9 7FQ

We feel you may buy this property because…

'This beautifully presented detached family home has a south facing garden and garage with parking.'

Offers Over

£360,000

www.plymouthhomes.co.uk

Number of Bedrooms
Four Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage and Driveway

Outside Space
South Facing 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: £3,000
Main Residence: £8,000
Home or Investment Property: £26,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan

Title Plan Guideline



Introducing…

This immaculately presented modern home has been greatly improved by the current owners and has an attractive south facing rear garden. The well proportioned accommodation comprises: entrance hall, lounge, impressive kitchen/dining room, study, downstairs wc, four good sized bedrooms, en-suite shower room and a family bathroom. Externally the property has a 34' south facing garden and a garage with parking to the front. Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE HALL
Radiator, ceramic tiled floor, stairs to the first floor landing with a large under-stairs storage cupboard, doors to:

LOUNGE
4.40m (14'5") x 3.13m (10'3")
Double glazed window to the front, radiator, feature media wall incorporating a television recess, log effect contemporary fire, display shelving with cupboards and downlighting, LVT flooring.

KITCHEN/DINING ROOM
6.98m (22'11") x 3.35m (11') max
Impressive fitted kitchen with a matching range of modern base and eye level units with composite granite worksurfaces above, inset 1+1/2 bowl sink unit with a single drainer and mixer tap, tiled splashbacks, integrated appliances to include a fridge/freezer, dishwasher and washing machine, two electric ovens, four ring induction hob with cooker hood above, double glazed window to the rear, radiator, ceramic tiled floor, recessed spotlights, concealed gas boiler, double glazed double doors opening to the rear garden.

STUDY
2.34m (7'8") x 1.91m (6'3")
Double glazed window to the front, radiator.

CLOAKROOM
Modern suite comprising a vanity wash hand basin, low-level WC, heated towel rail, extractor fan, ceramic tiled floor.











FIRST FLOOR

LANDING
Double glazed window to the side, access to the loft.

BEDROOM 1
3.36m (11') x 2.95m (9'8")
Double glazed window to the front, radiator.

EN-SUITE SHOWER ROOM
Modern suite comprising a tiled shower cubicle with twin shower heads, vanity wash hand basin, low-level WC, heated towel rail, extractor fan, part tiled walls, frosted double glazed window to the front.

BEDROOM 2
3.50m (11'6") x 2.76m (9')
Double glazed window to the rear, radiator.

BEDROOM 3
3.39m (11'1") x 2.76m (9')
Double glazed window to the rear, radiator.

BEDROOM 4
2.94m (9'8") x 2.31m (7'7")
Double glazed window to the front, radiator.

FAMILY BATHROOM
Modern suite comprising a panelled bath with twin shower head independent shower and screen above, vanity wash hand basin, low-level WC, part tiled walls, heated towel rail, extractor fan, LVT flooring , frosted double glazed window to the side.







OUTSIDE

REAR
10.4m (34') x 6.4m (21') plus side area
Attractive rear garden, of a southerly aspect with a paved seating area, further composite decked seating area, area of artificial lawn, enclosed by fence panelling with gate front to the front, side area of garden ideal for storage or children's play equipment, outside water tap, door to the rear of the garage.

GARAGE
6.00m (19'8") x 2.92m (9'7")
Power and light connected, up and over electric garage door, electric vehicle charging point, vaulted ceiling, internal stud wall providing a separate utility area. To the front of the garage is a driveway parking space.

AGENT'S NOTE
We have been advised by the current owner that there is an estate charge of £180 per annum.