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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

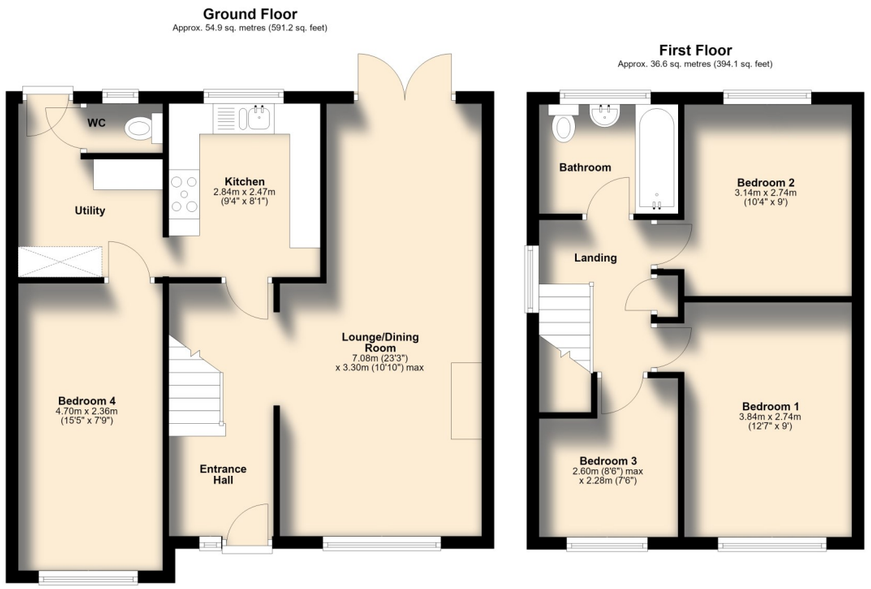
Our Property Reference: 7/J/26 6079





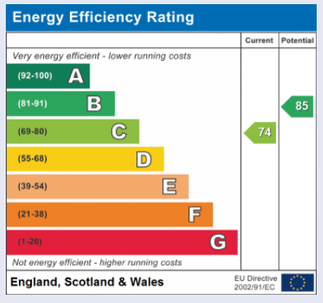


Floor Plans...



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.

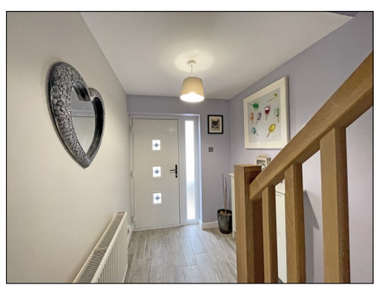


PLYMOUTH HOMES ESTATE AGENTS









FOUR BEDROOMS

DETACHED HOME

WEST FACING GARDEN

DRIVEWAY PARKING

LOG BURNING STOVE

WELL PRESENTED

EXTENDED

ACCOMMODATION

2 Frome Close, Plympton, Plymouth, PL7 2YQ

We feel you may buy this property because…

'This extended detached family home is presented to a high standard and offers comfortable family accommodation.'

£330,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Private Driveway

Outside Space
Corner Plot Garden

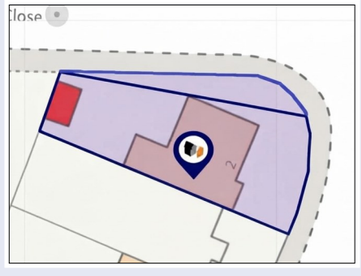
Council Tax Band
C

Council Tax Cost 2026/2027
Full Cost: £2,170.53
Single Person: £1,627.90

Stamp Duty Liability
First Time Buyer: £1,500
Main Residence: £6,500
Home or Investment Property: £23,000

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…

This particularly well-presented link-detached, family home has been greatly improved by the current owners. The extended accommodation comprises: entrance hall, lounge/dining room, modern fitted kitchen, utility room, downstairs wc, four bedrooms and a modern bathroom. Externally, the property sits on a corner plot with a good size west facing garden to the rear and an area of lawn and driveway parking to the front. With a log burning stove and the feel of a quality finish throughout, Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises…

GROUND FLOOR

Modern composite front door opening to:

ENTRANCE HALL
Double glazed window to the front, radiator, ceramic tiled floor, stairs to the first-floor landing.

LOUNGE/DINING ROOM
7.08m (23'3") x 3.30m (10'10") max
Feature log burning stove set in an attractive stone surround, chimney breast with TV recess, two radiators, ceramic tiled floor, recessed spotlights, double glazed double doors to the rear garden and a double-glazed window to the front.

KITCHEN
2.84m (9'4") x 2.47m (8'1")
Modern fitted kitchen with a matching range of base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, two electric ovens with a five-ring gas hob and cooker hood above, double glazed window to the rear, ceramic tiled floor, tiled splashbacks.

UTILITY
Eye level units, tall storage cupboards, plumbing for washing machine, radiator, ceramic tiled floor, uPVC double glazed door to the garden, door to:











WC
Double glazed window to the rear, low-level WC, ceramic tiled floor.

BEDROOM 4
4.70m (15'5") x 2.36m (7'9")
Double glazed window to the front.

FIRST FLOOR

LANDING
Double glazed window to the side, access to the loft, which houses the combination boiler.

BEDROOM 1
3.84m (12'7") x 2.74m (9')
Double glazed window to the front, radiator.

BEDROOM 2
3.14m (10'4") x 2.74m (9')
Double glazed window to the rear, radiator.

BEDROOM 3
2.60m (8'6") max x 2.28m (7'6")
Double glazed window to the front, radiator.

BATHROOM
Modern re-fitted bathroom with a suite with comprising: panelled bath with independent shower with twin shower heads and a screen above, pedestal wash hand basin, low-level WC, tiled walls, heated towel rail, frosted double glazed window to the rear.

OUTSIDE

FRONT
The property occupies a corner plot and is approached via a brick paved private driveway leading to the main entrance and a lawned garden area that extends to the side of the property. Please note the main property and the side garden area, from the front to the rear, are on two separate titles as seen on the title picture within our marketing. The side garden area was purchased by the homeowners to extend the plot size.

REAR
The rear opens to a west facing garden measuring **12.19m (39’11’’) at longest x 10.38m (34’) at widest**. Adjoining the property is a paved patio area with a covered seating area and door accessing the utility area. The garden then extends to an area of artificial lawn with a raised fishpond (please note the fish aren’t included). There is then a lower courtyard area, access to timber and metal garden sheds, which are included in the sale, and wooden double gates giving side access.



