

## 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**

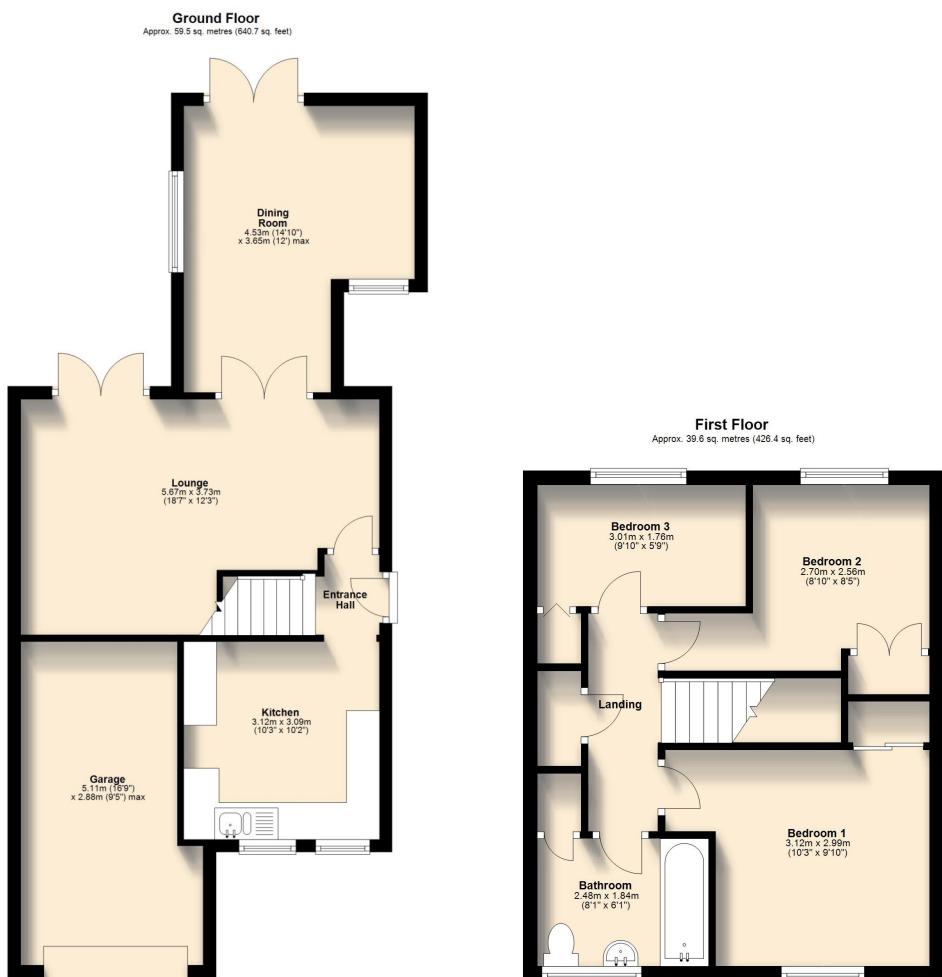
(Central Plymouth Office Only)

## Our Property Reference:

**06/J/25 5810**



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(56-68)	<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 & Wales		EU Directive 2002/81/EC	
WWW.EPC4U.COM			

**PLYMOUTH HOMES** ESTATE AGENTS

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



**CUL-DE-SAC POSITION**  
**EXTENDED**  
**ACCOMMODATION**  
**THREE BEDROOMS**  
**TWO RECEPTIONS**  
**DRIVEWAY & GARAGE**  
**ENCLOSED GARDEN**  
**NO ONWARD CHAIN**

**59 Wentwood Gardens, Thornbury, Plymouth, PL6 8TD**

*We feel you may buy this property because...*  
'Of the lovely position and close proximity to local amenities and Derriford Hospital.'

**£260,000**

[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**  
Driveway and Garage

**Outside Space**  
Enclosed Rear Garden

**Council Tax Band**  
B

**Council Tax Cost 2025/2026**  
Full Cost: £1,808.67  
Single Person: £1,356.50

**Stamp Duty Liability**  
First Time Buyer: Nil  
Main Residence: £3,000  
Home or Investment  
Property: £16,000

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...

Located within a cul-de-sac in Thornbury, this extended, end terraced home is in proximity to Derriford Hospital and nearby schools and amenities. Internally the accommodation offers a separate kitchen, large lounge (formerly the lounge/dining room), an extended and separate dining area, three bedrooms and a bathroom. Further benefits include double glazing, central heating and externally there is a private driveway to garage and an enclosed rear garden. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to fully appreciate this perfect first time or family home.

#### The Accommodation Comprises...

##### GROUND FLOOR

###### ENTRANCE

A part glazed entrance door opening into the entrance hall.

###### ENTRANCE HALL

With radiator, tiled flooring, stairs rising to the first-floor landing, doors into the kitchen and the lounge.

###### KITCHEN

###### **3.12m (10'3") x 3.09m (10'2")**

Fitted with a matching range of base and eye level units with worktop space over, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, splashbacks, extractor fan, spaces for fridge, washing machine and range cooker with wall mounted cooker hood above, two double glazed windows to the front, radiator, tiled flooring, coving to ceiling.

###### LOUNGE

###### **5.67m (18'7") x 3.73m (12'3")**

A good-sized reception space, originally the lounge/dining room, with radiator, wood effect laminate flooring, wall lights, coving to ceiling, uPVC glazed double doors opening to the garden, glazed double doors opening into the dining room.

###### DINING ROOM

###### **4.53m (14'10") x 3.65m (12') max**

With double glazed windows to the front and side, radiator, tiled flooring, dado rail, coving to ceiling, glazed double doors opening to the rear garden.



##### FIRST FLOOR

###### LANDING

With access to the loft space with retracting ladder, built in storage cupboard.

###### BEDROOM 1

###### **3.12m (10'3") x 2.99m (9'10")**

With double glazed window to the front, radiator, wood effect laminate flooring, coving to ceiling, built in wardrobe.

###### BEDROOM 2

###### **2.70m (8'10") x 2.56m (8'5")**

With double glazed window to the rear, radiator, built in wardrobe.

###### BEDROOM 3

###### **3.01m (9'10") x 1.76m (5'9")**

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

###### BATHROOM

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, pedestal wash hand basin, low-level WC, tiled surround, radiator/towel rail, obscure double-glazed window to the front, radiator, wood effect laminate flooring, recessed ceiling spotlights.

##### OUTSIDE:

###### FRONT

The front is approached via a private driveway measuring **7.49m (24'7")** and leading to the garage, a gravelled garden and a brick paved side pathway leading to the main entrance.

###### REAR

The rear opens to a good sized, L shaped garden measuring **6.58m (21'7") at widest x 11.61m (38'1") at longest**. The garden comprises paved patio, artificial lawn and decked areas with raised flower borders, enclosed by wall and fencing with a gate giving side access.

###### GARAGE

###### **5.11m (16'9") x 2.88m (9'5") max**

With electric roller garage door and also housing the wall mounted boiler serving the heating system and domestic hot water.

###### AGENT'S NOTE

To the right side and rear of the property is a shared pathway to allow rear access for the neighbouring properties.

