



Connells

Holcombe Drive  
Plymouth



Holcombe Drive  
Plymouth PL9 9JD

for sale offers in excess of  
**£275,000**



### Property Description

Offered to the market with no onward chain and vacant possession, this three-bedroom home presents an excellent opportunity for buyers looking to put their own stamp on a property in the highly sought-after area of Goosewell, Plymouth.

Set back from the road, the property benefits from its own driveway and garage, providing convenient off-road parking. Inside, the accommodation is well proportioned, with scope for modernisation throughout—ideal for those wishing to personalise or improve a home in a desirable neighbourhood.

To the rear, you'll find a well-maintained enclosed garden with the added advantage of a workshop, perfect for hobbies or storage.

Situated close to excellent local schools, amenities, and transport links, this home offers both convenience and potential, making it a fantastic purchase for families, first-time buyers, or investors alike.

### Entrance Hallway

Obscured double glazed window. Radiator. Storage cupboard. Door to w.c.

### Downstairs W.C.

Toilet and wall hung basin. Obscured double glazed window. Wall mounted boiler. Radiator.

### Living Room

19' 2" max x 11' 7" max ( 5.84m max x 3.53m max )

Large bay window with radiator beneath. Storage cupboards including an understairs cupboard.

### Dining Room

9' 7" max extending to 8' 5" max x 7' 3" max ( 2.92m max extending to 2.57m max x 2.21m max )

Spacious dining room with a double glazed window, two radiators and a uPVC double glazed door leading to the garden.

### Kitchen

9' 7" x 7' 1" ( 2.92m x 2.16m )

A range of matching wall and base units with worktops above. Cooker point. Plumbing for washing machine. Stainless steel sink and drainer. Double glazed window.

### Upstairs Landing

Loft access hatch.

### Bedroom 1

14' 11" x 9' 9" ( 4.55m x 2.97m )

Double glazed window. Radiator.

### Bedroom 2

10' 7" max x 8' 10" max ( 3.23m max x 2.69m max )

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11' 7" x 5' 8" ( 3.53m x 1.73m )

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Electric shower, wall hung sink and low level w.c. Radiator. Obscured double glazed window. Storage cupboard.

### Garage

16' 4" x 8' 6" ( 4.98m x 2.59m )

Up and over door to the front.

### Workshop

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Door to the side and a window.

### Outside

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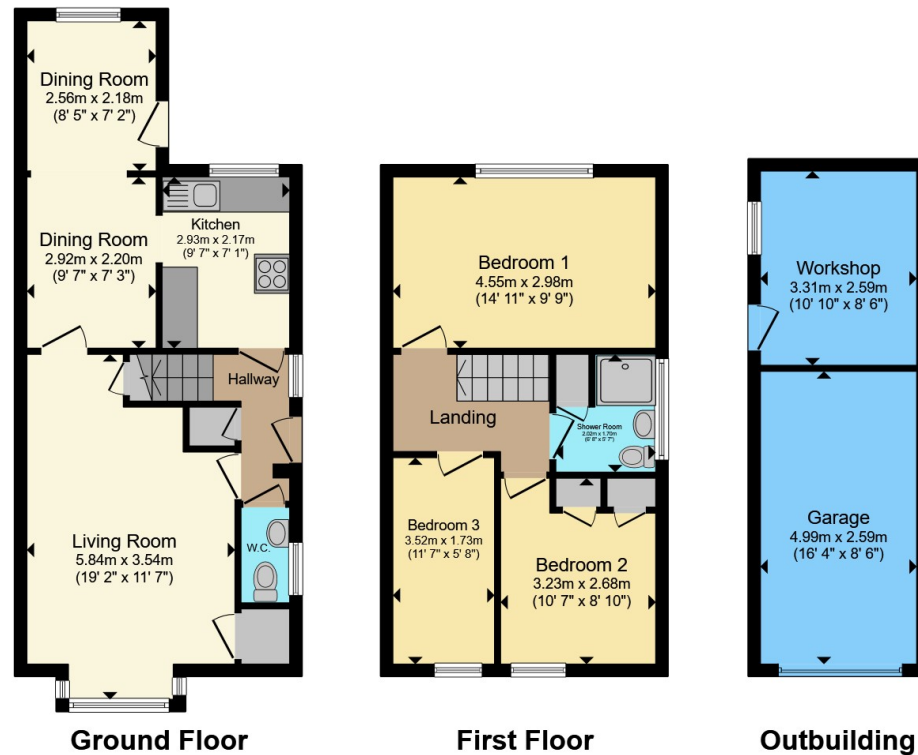












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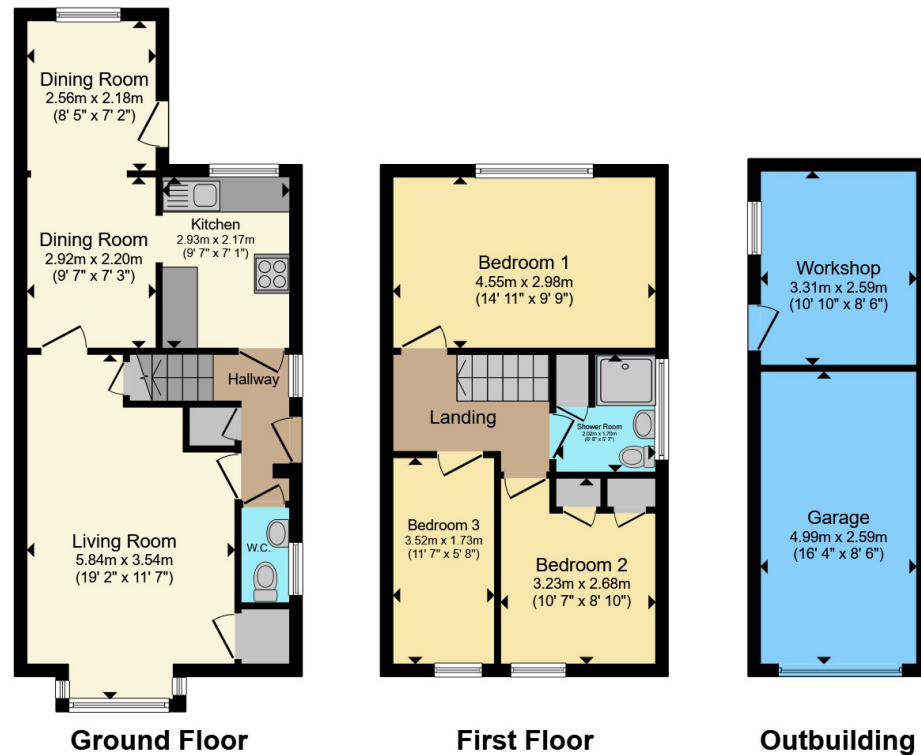












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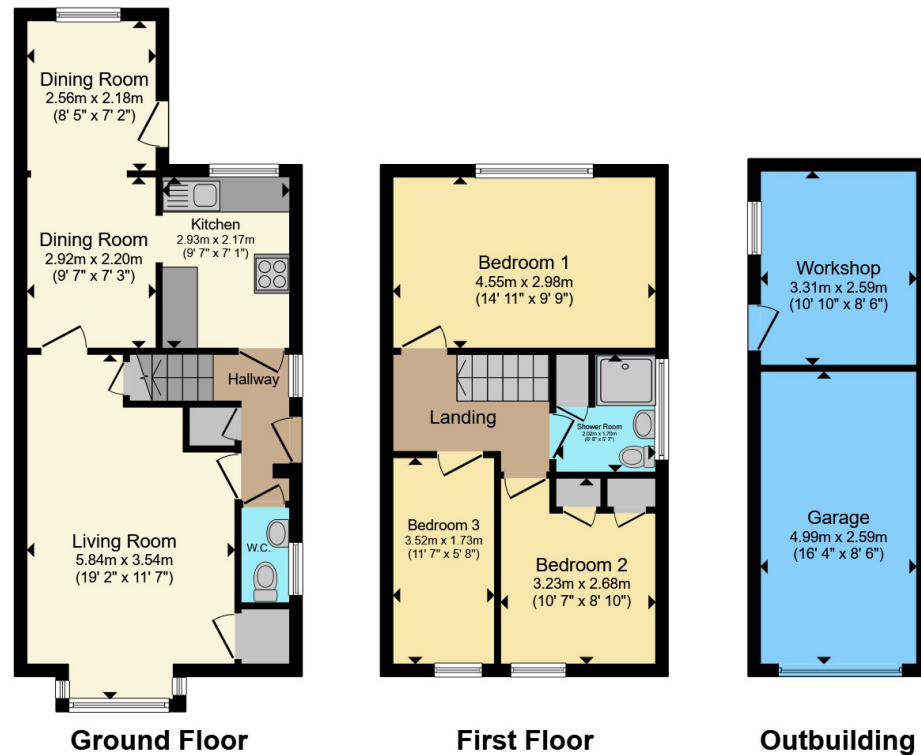












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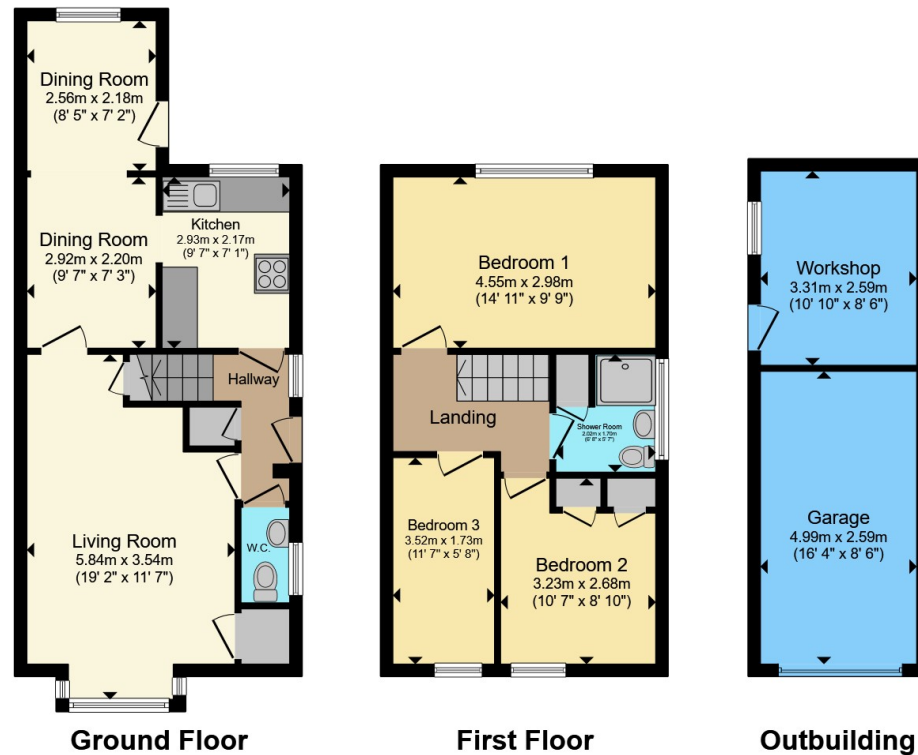












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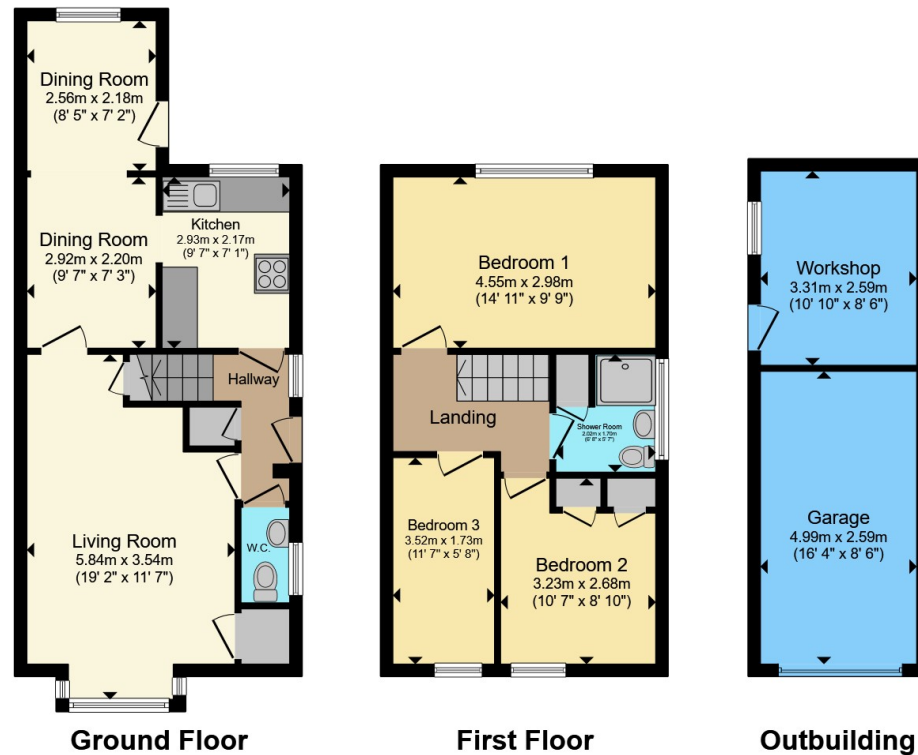












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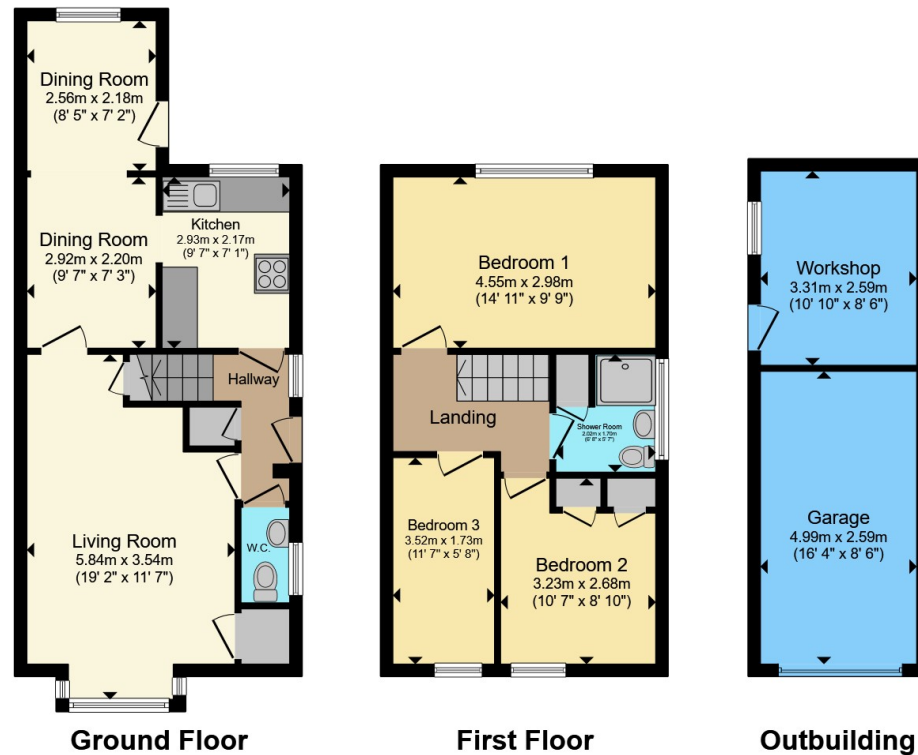












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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: PLK307340 - 0003