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**Opening Hours**

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

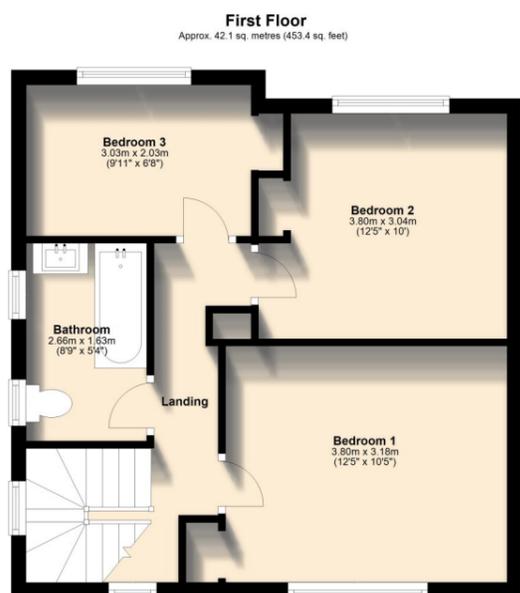
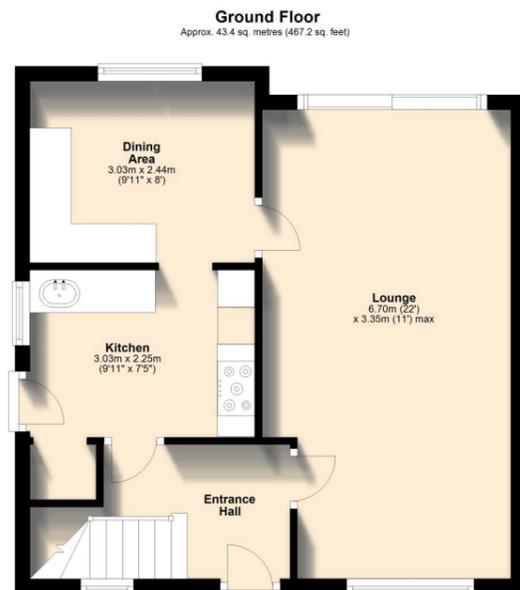
(Central Plymouth Office Only)

**Our Property Reference:**

**20/B/26 5883**



*Floor Plans...*



*Further*

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.

*Information...*

**PLYMOUTH HOMES** ESTATE AGENTS



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



**4 Buckfast Close, Lower Ham,  
Plymouth, PL2 2HD**

*We feel you may buy this property because...*

'Of the spacious, well-presented accommodation on offer and the secluded position.'

- SECLUDED POSITION**
- WELL PRESENTED**
- THREE BEDROOMS**
- LARGE LOUNGE**
- KITCHEN & DINING ROOM**
- GOOD SIZED PLOT**
- CENTRAL HEATING**

**£210,000**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	78
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

### Number of Bedrooms

Three Bedrooms

### Property Construction

Cavity Brick Walls

### Heating System

Gas Central Heating

### Water Meter

Yes

### Parking

On Street Parking

### Outside Space

South Facing Garden

### Council Tax Band

A

### Council Tax Cost 2025/2026

Full Cost: £1,550.28

Single Person: £1,162.71

### Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £1,700

Home or Investment

Property: £212,200

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 spacious and well-presented property would make the perfect first time or family home. Internally the accommodation boasts a large lounge, dining area, kitchen, three good sized bedrooms and a modern bathroom suite. Further benefits include double glazing, central heating and externally the property sits on a good-sized plot, with gardens to the front, side and rear. Plymouth Homes advise an early viewing to appreciate this well-presented home.

### The Accommodation Comprises...

#### GROUND FLOOR

##### ENTRANCE

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

##### ENTRANCE HALL

**3.51m (11'6") max x 1.80m (5'11")**

With double glazed window to the front, radiator, wood effect laminate flooring, dado rail, stairs rising to the first-floor landing with an understairs cupboard, doors into the lounge and kitchen.

##### LOUNGE

**6.70m (22') x 3.35m (11') max**

A lovely sized reception space with double glazed window to the front, two radiators, picture rail, uPVC glazed patio door opening to the garden, door into the dining area.

##### DINING AREA

**3.03m (9'11") x 2.44m (8')**

With double glazed window to the rear, radiator, tiled flooring, recessed ceiling spotlights, fitted with a matching range of base and eye level units with worktop space over, space for fridge/freezer, doorway into the kitchen.

##### KITCHEN

**3.03m (9'11") x 2.25m (7'5")**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with mixer tap, tiled splashbacks, space for washing machine, range cooker with fitted cooker hood above (cooker included within the sale), double glazed window to the side, tiled flooring, recessed ceiling spotlights, uPVC glazed door opening to the side of the property, storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water, door to the entrance hall.



#### FIRST FLOOR

##### LANDING

With double glazed windows to the front and side, recessed ceiling spotlights, radiator, dado rail, access to the loft space with fitted ladder and lighting.

##### BEDROOM 1

**3.80m (12'5") x 3.18m (10'5")**

A double bedroom with double glazed window to the front, radiator, decorative panelled walls, storage recess.

##### BEDROOM 2

**3.80m (12'5") x 3.04m (10')**

A good sized second bedroom with double glazed window to the rear, radiator, decorative panelled walls, coving to ceiling, open plan storage recess.

##### BEDROOM 3

**3.03m (9'11") x 2.03m (6'8")**

A good sized third bedroom with double glazed window to the rear, radiator, coving to ceiling, open plan storage recess.

##### BATHROOM

**2.66m (8'9") x 1.63m (5'4")**

A lovely, modern bathroom fitted with a three-piece suite comprising, panelled bath with independent electric shower above, folding shower screen, vanity wash hand basin with cupboard storage below, low-level WC, splashbacks, chrome radiator/towel rail, two obscure double-glazed windows to the side, recessed ceiling spotlights, floor level LED lighting.



#### OUTSIDE:

##### FRONT

The front of the property is approached via a walkway from the roadside while the rear can be approached from Kirkstall Close directly behind. At the front there's a paved garden leading to the main entrance with a gate opening to the side garden.

##### SIDE/REAR

To the side of the property is a garden area currently laid with earth, access is also given to outside store/utility cupboard with power and currently housing a tumble dryer. A pathway then leads onto the rear of the property to the main garden area measuring **11.47m (37'7") x 8.63m (28'4")**. The majority of the garden is laid to lawn with a wood decked seating area, access to a brick-built storage shed, all enclosed by wall and fencing, with a gate giving rear access into Kirkstall close behind.