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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

17/D/26 5929



Floor Plans...



PLYMOUTH HOMES

ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**20 Briarleigh Close, Mainstone,
Plymouth, PL6 8RT**

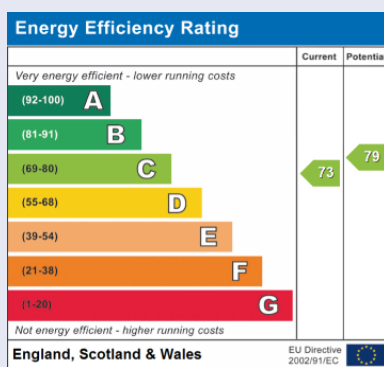
**POPULAR LOCATION
THREE/FOUR BEDROOMS
THREE RECEPTIONS
KITCHEN/BREAKFAST ROOM
SOUTH FACING GARDEN
DRIVEWAY TO GARAGE
STUDY/WORKSPACE**

We feel you may buy this property because...
'Of the popular location and the spacious, versatile accommodation on offer.'

£365,000

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.



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Number of Bedrooms
Three/Four Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Private Drive and Garage

Outside Space
South Facing 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: £3,250
Main Residence: £8,250
Home or Investment
Property: £26,500

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 deceptively spacious property is located within the popular residential area of Mainstone and would make the ideal family home. Internally the well-proportioned accommodation offers a large lounge, modern fitted kitchen/breakfast room, sitting room, sunroom/dining room, ground floor fourth bedroom/study, wc, three double bedrooms, a four-piece bathroom suite and a further separate wc. Further benefits include double glazing, central heating and externally there is a long driveway to garage and an enclosed, south facing rear garden. Plymouth Homes advise an early viewing to fully appreciate this lovely home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With obscure double-glazed window to the front, radiator, dado rail, stairs rising to the first-floor landing with under-stairs storage cupboard.

LOUNGE

5.11m (16'9") x 4.60m (15'1")

A lovely sized reception room with double glazed window to the rear, radiator, coal effect electric fire set within a feature stone surround, door into the sitting room.

SITTING ROOM

3.00m (9'10") x 2.99m (9'10")

A versatile, second reception room with radiator, tiled flooring, dado rail, double doors to the sunroom and door into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

5.79m (19') max x 3.00m (9'10")

A lovely room fitted with a matching range of modern base and eye level units with stone worktops above, matching breakfast bar, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge/freezer, dishwasher and washing machine, fitted electric double oven and five ring gas hob with stainless steel cooker hood above, double glazed windows to the front and side, built in storage cupboard, door to the entrance hall, uPVC glazed door opening to the side of the property.

SUNROOM/DINING ROOM

4.38m (14'5") x 2.75m (9')

With double glazed windows to the sides and rear, built in storage cupboard, radiator, uPVC glazed double doors to the garden, uPVC glazed door to the driveway, door into the downstairs wc.



WC

3.07m (10'1") x 1.00m (3'3")

Fitted with a two-piece suite comprising wall mounted wash hand basin, low-level WC, tiled splashback, space for tumble dryer, internal door into the garage.

BEDROOM 4/STUDY

3.67m (12') x 2.65m (8'8")

A versatile room which would make an ideal fourth, double bedroom or a study/home workspace, with double glazed window to the front, radiator.

FIRST FLOOR

LANDING

5.87m (19'3") x 2.00m (6'7")

With obscure double-glazed window to the front, dado rail, access to the loft space, good sized storage cupboard, doors to all rooms.

BEDROOM 1

3.96m (13') x 3.53m (11'7")

A double bedroom with double glazed window to the front, radiator, coving to ceiling.

BEDROOM 2

3.96m (13') x 3.02m (9'11")

A second double bedroom double glazed window to the front, cupboard housing the wall mounted boiler serving the heating system and domestic hot water, radiator.

BEDROOM 3

3.55m (11'8") x 3.19m (10'6")

A third double bedroom, with double glazed window to the rear enjoying the views, radiator, coving to ceiling.



WC

With obscure double-glazed window to the side and fitted with a two piece suite comprising wall mounted wash hand basin, low-level WC, tiled splashback.

BATHROOM

3.02m (9'11") max x 2.26m (7'5")

Fitted with a four-piece suite comprising panelled bath with hand shower attachment off the mixer tap, vanity wash hand basin with cupboard storage below, separate shower cubicle, low-level WC, tiled splashbacks, chrome radiator/towel rail, extractor fan, obscure double-glazed window to the rear.

OUTSIDE:

FRONT

At the front steps descend to the main entrance and a tiered garden. At the side a brick paved driveway measures **18.44m (60'6")** and leads to the garage and side door into the sunroom.

REAR

The rear opens to an L shaped, enclosed and southerly facing garden that measures **15 21m (49'10")** in length and wraps behind the garage. The garden comprises paved and artificial lawned areas with established trees shrubs and accessing a timber summer house, greenhouse and storage shed.

GARAGE

6.04m (19'10") x 3.50m (11'6")

A larger than average garage with power and light connected, car inspection pit, double glazed window to the rear and up and over garage door to the driveway.

