

## Contact us

Central Plymouth Office  
22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA

**(01752) 514500**

North Plymouth and  
Residential Lettings Office

56 Morshead Road  
Crownhill  
Plymouth  
PL6 5AQ

**(01752) 772846**

## Email Us

[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

## Website

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

## Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

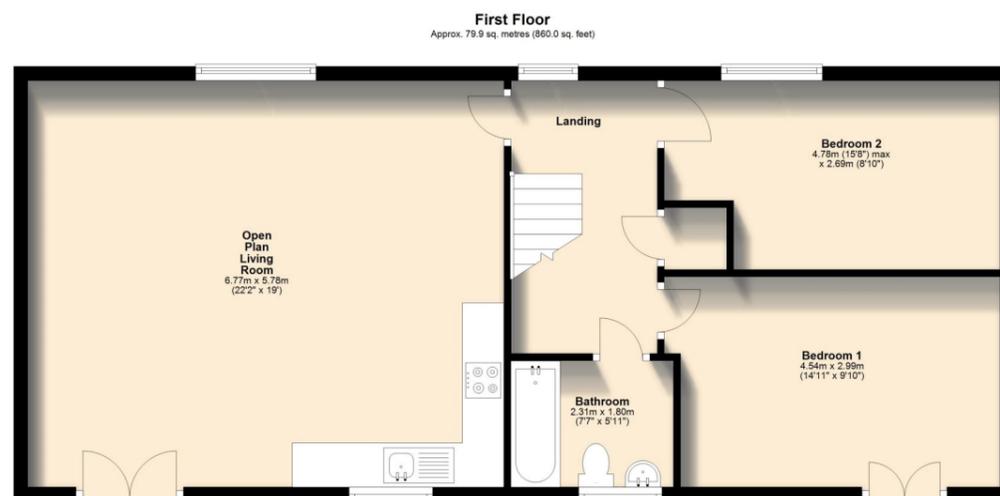
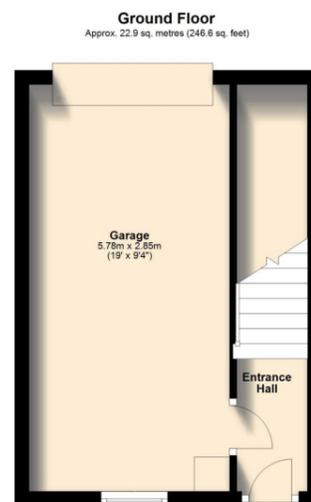
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

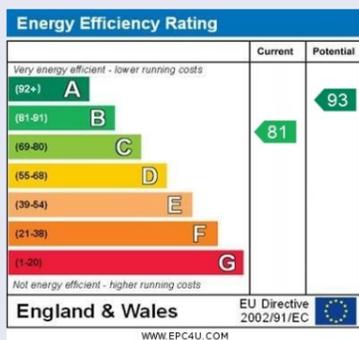
25/B/26 5888

## 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

Draft Details – Not Approved & Subject To Change



DETACHED COACH HOUSE

POPULAR LOCATION

SUBSTANTIAL LAYOUT

PRIVATE GARDEN

DOUBLE BEDROOMS

LARGE LIVING ROOM

GARAGE & PARKING

4 Bluebell Street, Palmerston Heights,  
Plymouth, PL6 8DY

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

'Of the substantial accommodation and popular location, within proximity to Derriford hospital and local amenities.'

Offers In Region Of

**£250,000**

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

## Number of Bedrooms

Two Double Bedrooms

## Property Construction

Timber Framed Construction

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

Parking and Garage

## Outside Space

Private 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

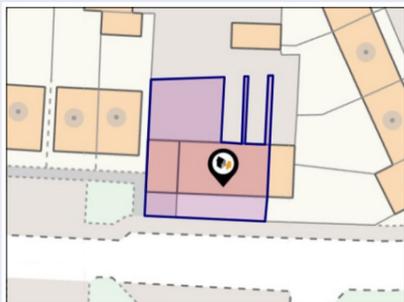
Main Residence: £2,500

Home or Investment

Property: £15,000

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 the popular Palmerston Heights development, this substantial, detached coach house measures approximately 1106.60 sq. ft and enjoys its own private, south facing garden. Internally the accommodation boasts a large living room measuring 6.77m (22'2") x 5.78m (19') which incorporates the lounge with Juliette balcony, dining area and a modern fitted kitchen. There are two large double bedrooms, one with Juliette balcony, and a modern bathroom suite. Further benefits include double glazing, central heating, a larger than average garage, with internal access from the property, and a parking space located directly in front. Plymouth Homes recommend an early viewing to appreciate the size and position of this modern, detached home.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

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

#### ENTRANCE HALL

With radiator, internal door into the garage, stairs rising to the first-floor landing.

### FIRST FLOOR

#### LANDING

With double glazed window to the rear, radiator, built-in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water, doors to all rooms.

#### OPEN PLAN LIVING ROOM

**6.77m (22'2") x 5.78m (19')**

A lovely, large reception space incorporating the lounge, dining and kitchen areas. The kitchen is fitted with a matching range of modern base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge/freezer, dishwasher and washing machine, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed windows to the front and rear, two radiators, uPVC glazed double doors to the front with Juliet balcony.



#### BEDROOM 1

**4.54m (14'11") x 2.99m (9'10")**

A lovely large double bedroom with radiator and uPVC glazed double doors to the front with Juliet balcony.

#### BEDROOM 2

**4.78m (15'8") max x 2.69m (8'10")**

A second large double bedroom, with double glazed window to the rear, radiator.

#### BATHROOM

**2.31m (7'7") x 1.80m (5'11")**

Fitted with a three-piece suite with comprising panelled bath with shower attachment off the mixer tap, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, wall mounted mirror, obscure double-glazed window to the front, radiator.

### OUTSIDE

#### FRONT

The front of the property is approached via a gate and pathway leading to the main entrance and the private, low maintenance garden area. The private garden faces south, measures **10.51m (34'5") in width x 2.76m (9') length** and comprises patio and artificial lawn with gravelled borders.

#### GARAGE

**5.78m (19') x 2.85m (9'4")**

With obscure double-glazed window to the front, power supply and lighting, up and over garage door to the rear, parking space in front of the garage.

#### AGENT'S NOTE

We're informed there is an estate charge of £191 per year. The property also owns the freehold interest of the two other garages beneath the coach house.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.

