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

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 9/J/26 6081











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



POPULAR LOCATION

EXTENDED HOME

CORNER PLOT GARDEN

FOUR BEDROOMS

EN-SUITE SHOWER

DRIVEWAY TO GARAGE

DOWNSTAIRS WC

74 Lake View Drive, Holly Park, Plymouth, PL5 4JZ

We feel you may buy this property because...

'Of the popular location and spacious, extended accommodation on offer.'

Offers In Excess Of

£385,000

www.plymouthhomes.co.uk

Number of Bedrooms
Four Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage and Driveway

Outside Space
Corner Plot Garden

Council Tax Band
D

Council Tax Cost 2026/2027
Full Cost: £2,441.85
Single Person: £1,831.39

Stamp Duty Liability
First Time Buyer: £4,250
Main Residence: £9,250
Home or Investment Property: £28,500

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…

Located within the popular residential area of Holly Park, close to Tamerton Lake, this extended detached home occupies a corner plot and boasts generous accommodation throughout. Internally the property offers: entrance hall, lounge/ dining room, kitchen, conservatory, four bedrooms, en-suite, family bathroom and a downstairs wc. Further benefits include double glazing, central heating, internal access to a larger than average garage and externally there is a private driveway to garage and a good-sized rear garden with lovely-decked seating areas. Plymouth Homes advise an early viewing to appreciate the popular residential position and the spacious accommodation on offer.

The Accommodation Comprises…

GROUND FLOOR

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

ENTRANCE HALL
With radiator, wood effect laminate floor, stairs rising to the first-floor landing with an understairs recess, door into the lounge/dining room.

LOUNGE/DINING ROOM
7.74m (25'5") x 3.47m (11'5") max
A good-sized reception space with double glazed picture window to the to the front, double glazed window to the rear, two radiators, wood effect laminate flooring, open plan doorway into the kitchen.

KITCHEN
2.93m (9'7") x 2.62m (8'7")
Fitted with a matching range of base and eye level units with wooden worktops over, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, space for dishwasher, fitted electric oven and four ring gas hob with cooker hood above, double glazed window into the conservatory/porch, tiled splashbacks, door to the entrance hall and double glazed door opening into the conservatory/rear porch.

CONSERVATORY/REAR PORCH
2.90m (9'6") x 2.16m (7'1")
Of uPVC double glazed construction with polycarbonate roof, windows to the side and rear, glazed double doors opening to the rear garden, internal door into the garage.

DOWNSTAIRS WC
1.80m (5'11") x 0.96m (3'2")
With frosted double-glazed window to the front and fitted with a low level wc, vanity wash hand basin and radiator.











FIRST FLOOR

LANDING
With double glazed window to the front, airing cupboard housing the hot water cylinder.

BEDROOM 1
4.44m (14'7") max x 3.37m (11'1")
A good-sized double bedroom with triple aspect double glazed windows, the right side enjoying distant views towards the Tamar Bridge, recess for a wardrobe, radiator, access to the loft space, door into the en-suite.

EN-SUITE SHOWER ROOM
1.81m (5'11") x 1.72m (5'8")
Fitted with a three-piece suite comprising, shower cubicle, vanity wash hand basin with cupboard storage below, low-level WC, extractor fan, frosted double glazed window to the side, wall mounted radiator/towel rail, wall mounted mirrored cabinet.

BEDROOM 2
4.19m (13'9") x 3.54m (11'7") max
A second double bedroom with double glazed window to the front, built-in double wardrobes, radiator, coved ceiling.

BEDROOM 3
3.54m (11'7") max x 2.61m (8'7")
A good sized third bedroom with double glazed window to the rear, built-in double wardrobe, radiator, access to the loft space.

BEDROOM 4
2.88m (9'5") max x 2.26m (7'5")
With double glazed window to the front, built-in wardrobe, radiator.

BATHROOM
2.02m (6'8") x 1.70m (5'7")
Fitted with a three-piece suite comprising, panelled P shaped bath with fitted shower above, vanity wash hand basin with cupboard storage below, low-level WC, tiled walls, radiator/towel rail, frosted double glazed window to the rear.

OUTSIDE:

FRONT
The property occupies a good-sized corner plot, approached from the front via a private driveway measuring **11.58m (38')** and leading to the main entrance and the garage. The garden extends to the left of the driveway to an area of lawn and includes the conifer hedged border.

REAR
The rear of the property opens to a good sized, tiered garden measuring **17.98m (59') x 15.24m (50').** Adjoining the property is a decked area with steps rising to a lovely, decked garden with two seating areas, enclosed by railings, and enjoying the views. The higher decked area also accesses a timber storage shed measuring **2.11m (6'11'') x 2.18m (7'1'')** with a covered canopy. Surrounding the decking are further lawned and hedged borders, while to the side of the house is a further garden area currently being used as a vegetable garden.

INTEGRAL GARAGE
5.39m (17'8") x 3.37m (11'1")
With power and light connected, plumbing for domestic appliances, wall mounted boiler serving the heating system and domestic hot water, double glazed window to the rear, up and over garage door opening to the driveway.





