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Number of Bedrooms
Four Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Private Driveway

Outside Space
Southerly Garden

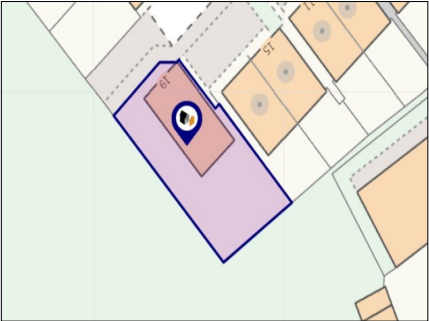
Council Tax Band
E

Council Tax Cost 2026/2027
Full Cost: £2,984.48
Single Person: £2,238.36

Stamp Duty Liability
First Time Buyer: £6,250
Main Residence: £11,250
Home or Investment
Property: £32,500

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 well maintained, detached home sits in a secluded residential position, lying close to the Plymstock Broadway and adjoining a lovely conservation area accessing public green space. Internally the accommodation offers entrance hall, kitchen/breakfast room, lounge/dining room, downstairs wet room, four bedrooms and main bathroom. Further benefits include double glazing, central heating, privately owned solar panels to help lower energy bills. Externally there is a private driveway and a southerly facing rear garden. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to appreciate this lovely modern home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With radiator and stairs rising to the first-floor landing.

WET ROOM

2.64m (8'8") x 1.04m (3'5")

Fitted with a three-piece suite comprising walk in shower area with fitted shower above, vanity wash hand basin with cupboard storage under, low-level WC, extractor fan, shaver point, splashbacks, obscure double-glazed window to the front, radiator.

KITCHEN/BREAKFAST ROOM

5.73m (18'10") x 2.74m (9')

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, splashbacks, under-unit lighting, wall mounted concealed boiler serving the heating system and domestic hot water, spaces for upright fridge/freezer, dishwasher and washing machine, fitted eye level electric double oven and five ring gas hob with stainless steel cooker hood above, space for dining table and chairs, double glazed windows to the front and side, the side enjoying the outlook across the conservation area, tiled flooring, recessed ceiling spotlights, extractor fan.

LOUNGE/DINING ROOM

5.11m (16'9") x 4.36m (14'4")

With double glazed window to the rear, radiator, uPVC glazed double doors opening to the garden.



FIRST FLOOR

LANDING

With built-in airing cupboard housing the hot water cylinder and with slatted storage shelving.

BEDROOM 1

4.36m (14'4") x 2.74m (9')

A lovely sized bedroom with double glazed window to the rear enjoying the outlook, radiator.

BEDROOM 2

3.51m (11'6") x 2.74m (9')

With double glazed window to the front, radiator, built in storage cupboard.

BEDROOM 3

3.22m (10'7") x 2.27m (7'5")

With double glazed window to the rear enjoying the outlook, radiator.

BEDROOM 4

2.67m (8'9") x 2.27m (7'5")

With double glazed window to the front, radiator.

BATHROOM

2.74m (9') x 2.12m (7') max

Fitted with a three-piece suite comprising, panelled bath with separate shower above, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, chrome radiator/towel rail, extractor fan, wall mounted cabinets, obscure double-glazed window to the side.



OUTSIDE:

FRONT

At the front is an established garden area with pathway to the covered main entrance. To the left side a gate and pathway leads to the rear, while to the right is a private, brick paved driveway measuring **8.67m (28'5") in length** with an outside water tap. Adjoining the property is 'Downhorn Park' which is a conservation area accessing public green space.

REAR

The rear opens to a southerly facing garden, mostly laid to lawn, with established trees and shrubs, paved area and all enclosed by fencing. To the right side of the property is a useful area currently housing a timber garden shed or offering the potential to lengthen the driveway.

TIMBER GARDEN SHED

Measuring **2.28m (7'6") x 2.28m (7'6")** with windows to the front.

SOLAR PANELS

The property benefits from privately owned solar panels that produce free energy for the homeowner, with any surplus sold to the chosen energy provider to generate an income and help lower energy bills.

PARKING

The owner informs us there are visitors parking spaces towards the other end of Sackville Close.

