

## Contact us

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### 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:

30/C/26 5917

## Floor Plans...



PLYMOUTH  
**HOMES** ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**FOUR GOOD SIZE BEDROOMS**  
**LARGE KITCHEN/DINER**  
**EN-SUITE SHOWER ROOM**  
**SOUTH FACING REAR GARDEN**  
**DRIVEWAY AND GARAGE**  
**SOUGHT AFTER LOCATION**  
**GREATLY**

**41 Kilmar Street, Saltram Meadows,  
Plymouth, PL9 7FJ**

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

'This spacious four bedroom home is positioned on a generous plot with a large south facing rear garden and a driveway leading to a garage.'

**£390,000**

## 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.

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

## Number of Bedrooms

Four Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

Driveway and Garage

## Outside Space

South Facing Garden

## Council Tax Band

E

## Council Tax Cost 2025/2026

Full Cost: £2,842.17

Single Person: £2,131.63

## Stamp Duty Liability

First Time Buyer: £4,500

Main Residence: £9,500

Home or Investment

Property: £29,000

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...

This immaculately presented four bedroom semi-detached home was constructed in 2015 and benefits from a good size south facing garden to the rear. The accommodation has been greatly improved by the current owners and comprises an entrance hallway, downstairs WC, large kitchen/dining room, spacious first floor landing, lounge/dining room, shower room, bedroom 4, second floor landing, three further good size bedrooms, ensuite shower room and a family bathroom. Externally, the property has well kept gardens to the front and rear, with the rear garden being south facing. A driveway provides off road parking and leads to an attached garage. Offered for sale with gas central heating and double glazing, Plymouth Homes highly recommend this desirable family home.

## The Accommodation Comprises...

### GROUND FLOOR

Entrance door opening to:

#### ENTRANCE HALL

Radiator, porcelain tiled flooring, stairs to the first floor landing.

#### KITCHEN/DINING ROOM

**7.14m (23'5") x 4.24m (13'11") max**

Fitted with a matching range of base and eye level units with worktop space above, 1+1/2 bowl sink unit with a mixer tap (incorporating a boiler water tap) and integrated drainer, electric double oven with an induction four ring hob and cooker hood above, space and plumbing for an American style fridge freezer, wine fridge, double glazed windows to the side and rear, two radiators, porcelain tiled floors, recessed spotlights, concealed gas combination boiler serving the heating system and domestic hot water, understairs storage cupboard, space for dining table, double glazed twin doors opening to the rear garden.

#### CLOAKROOM

Frosted double glazed window to the front, vanity wash hand basin, low-level WC, part tiled walls, radiator, porcelain tiled flooring.

### FIRST FLOOR

#### LANDING

Large landing with modern glass balustrade, good size storage cupboard, stairs to the second floor landing.

#### LOUNGE/DINING ROOM

**7.46m (24'6") x 3.55m (11'8") max**

Three double glazed windows to the rear, two radiators, feature media wall with a contemporary style inset electric log effect fire and recessed display shelves.



#### BEDROOM 4

**4.24m (13'11") x 2.37m (7'9")**

Two full height double glazed windows to the front, radiator.

#### SHOWER ROOM

Modern suite comprising a double shower cubicle, pedestal wash hand basin, low-level WC, part tiled walls, heated towel rail, extractor fan, full height frosted double glazed window to the front.

### SECOND FLOOR

#### LANDING

Radiator, access to the partially boarded loft with light, glass balustrade.

#### BEDROOM 1

**4.03m (13'3") max x 3.87m (12'8")**

Double glazed window to the rear, two built-in double wardrobes, radiator, door to:

#### EN-SUITE SHOWER ROOM

Modern suite comprising a double shower cubicle with fitted shower unit, pedestal wash hand basin, low-level WC, heated towel rail, extractor fan, tiled walls, frosted double glazed window to the front.

#### BEDROOM 2

**4.24m (13'11") x 2.37m (7'9") max**

Two double glazed windows to the front, radiator.

#### BEDROOM 3

**3.49m (11'5") x 2.47m (8'1") max**

Double glazed window to the rear, built-in double wardrobe with mirrored sliding doors, radiator.



#### FAMILY BATHROOM

Modern suite comprising a panelled bath with independent shower and screen above, pedestal wash hand basin, low-level WC, part tiled walls, heated towel rail, extractor fan, recessed spotlights.

### OUTSIDE

#### FRONT

To the front of the property is an area of garden with artificial lawn and a pathway leading to the front door. Driveway providing off-road parking and leading to the garage, external lighting.

#### REAR

**13.5m (44') x 8.6m (28')**

To the rear of the property is a good size south facing garden, enclosed by fencing with a side access gate. The garden is mainly laid to lawn with an anthracite granite style paved patio adjoining the rear of the house, established shrub borders, outside water tap and power sockets, solar lighting.

#### GARAGE

**5.37m (17'7") x 3.02m (9'11")**

With power and light connected, electric remote controlled up and over vehicular door, part glazed door to garden.

#### ESTATE CHARGE

We are advised by the current seller that the property is subject to an estate charge of approximately £180 per annum.

#### AGENT'S NOTE

The current owners are in the process of finalising the purchase the freehold, and it is intended that this will be completed prior to any sale. The property will therefore be sold as a freehold house.

