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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

02/I/26 6051

Floor Plans...



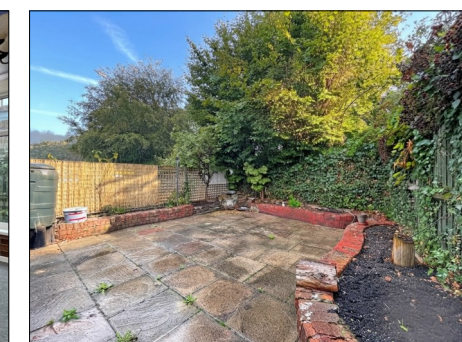
Further Information...

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



DECEPTIVELY SPACIOUS
WELL-PRESENTED
SECLUDED POSITION
TWO BEDROOMS
LIVING ROOM
CONSERVATORY
NO ONWARD CHAIN

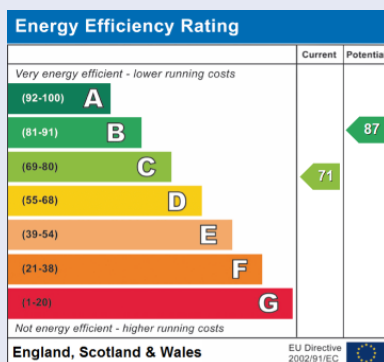
**69 Rolston Close, Southway,
Plymouth, PL6 6TL**

We feel you may buy this property because...

‘Of the secluded position and the well-presented, spacious accommodation on offer.’

£190,000

www.plymouthhomes.co.uk



Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Residents Parking

Outside Space
Rear Garden

Council Tax Band
A

Council Tax Cost 2026/2027
Full Cost: £1,627.90
Single Person: £1,220.93

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,300
Home or Investment
Property: £10,800

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 and extended home is set within a secluded position and is sold vacant, with no onward chain. Internally the well-proportioned accommodation offers a spacious living room, conservatory, kitchen, two good sized bedrooms and bathroom. Further benefits include double glazing, central heating, built in storage and an enclosed garden. Plymouth Homes advise an early viewing to fully appreciate the position of this well-presented home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A uPVC part glazed entrance door opens into the entrance hall.

ENTRANCE HALL

With radiator, wood effect laminate flooring, coving to ceiling, two built in storage cupboards, open plan into the kitchen and lounge/dining room.

KITCHEN

3.07m (10'1") x 2.36m (7'9")

Fitted with a matching range of base and eye level units with wooden worktops, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, spaces for slimline dishwasher, washing machine, upright fridge/freezer and cooker, wall mounted cooker hood, wood effect laminate flooring, coving to ceiling.

LIVING ROOM

5.71m (18'9") max x 4.17m (13'8") max

A spacious reception room with double glazed window into the conservatory, radiator, wall lights, coving to ceiling, wall mounted electric fire, stairs rising to the first-floor landing, uPVC glazed double doors opening to the conservatory.

CONSERVATORY

3.89m (12'9") x 2.76m (9'1") max

With double glazed windows to the sides and rear, polycarbonate roof, lighting and power points, uPVC glazed double doors opening to the rear garden.



FIRST FLOOR

LANDING

Storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water, radiator, access to the loft space.

BEDROOM 1

4.21m (13'10") max x 3.19m (10'6")

With double glazed window to the rear, radiator, wood effect laminate flooring, coving to ceiling.

BEDROOM 2

3.14m (10'4") x 2.10m (6'11") max

With double glazed window to the front, radiator, wood effect laminate flooring, coving to ceiling.

BATHROOM

2.08m (6'10") x 1.47m (4'10")

Fitted with a three-piece suite comprising panelled bath with separate shower above, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled surround, extractor fan, shaver point, double glazed window to the front, radiator.

OUTSIDE:

FRONT

The front of the property is approached via a walkway from the roadside, leading to the covered main entrance an established garden area and an outside storage cupboard. The garden area extends to the right side of the property with a pathway and a gate leading to the rear.



REAR

The rear garden is paved, has raised borders, a side path and gate to the front and is all enclosed by fencing.

PARKING

There is residents parking to the front of the property, available on a non-allocated basis.

