

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

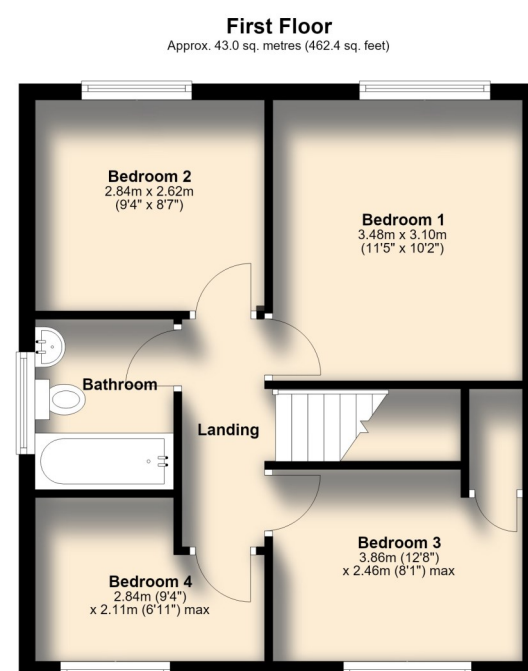
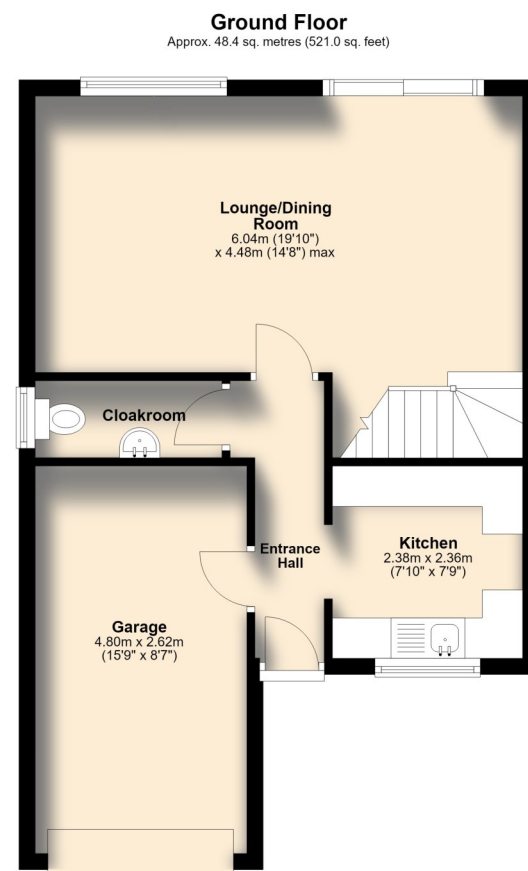
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

16/I/26 6063

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



FOUR BEDROOMS
SOUTHERLY GARDEN
DRIVEWAY AND GARAGE
WELL PRESENTED
BACKING ONTO WOODLAND
SOUGHT AFTER LOCATION
VIEWING RECOMMENDED

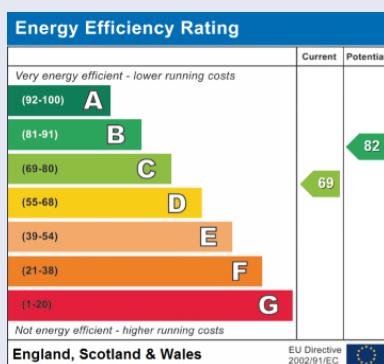
**16 Canterbury Drive, Whitleigh,
Plymouth, PL5 4HH**

We feel you may buy this property because...

‘This well presented family home is positioned in an enviable location, backing onto woodland and benefits from a good size driveway to the front, leading to a garage’.

£305,000

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
Enclosed South Westerly Facing Garden

Council Tax Band
C

Council Tax Cost 2026/2027
Full Cost: £2,170.53
Single Person: £1,627.90

Stamp Duty Liability
First Time Buyer: £250
Main Residence: £5,250
Home or Investment
Property: £20,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.



Introducing...

This very well presented semi detached home is positioned in a favoured location, backing onto established woodland to the rear. The accommodation comprises: entrance hall, lounge/dining room, kitchen, downstairs cloakroom, four bedrooms and bathroom. Externally, the property has an attractive well tended south facing garden to the rear and a brick paved driveway leading to the garage at the front. With double glazing and central heating, Plymouth Homes highly recommend this comfortable family home.

The Accommodation Comprises...

GROUND FLOOR

uPVC part glazed entrance door opening to:

ENTRANCE HALL
Radiator, coved ceiling.

LOUNGE/DINING ROOM
6.04m (19'10") x 4.48m (14'8") max
Double glazed window to the rear, radiator, dado rail, coved ceiling, coal effect gas fire with set in a feature surround, stairs to the first floor landing with an under-stairs storage recess, double glazed patio doors opening to the rear garden.

KITCHEN
2.38m (7'10") x 2.36m (7'9")
Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, integrated fridge, gas point for cooker, double glazed window to the front, coved ceiling, tiled splashbacks.

CLOAKROOM
Frosted double glazed window to the side, wash hand basin, low-level WC, tiled floor, coved ceiling.



FIRST FLOOR

LANDING
Coved ceiling, access to the loft.

BEDROOM 1
3.48m (11'5") x 3.10m (10'2")
Double glazed window to the rear, radiator, coved ceiling.

BEDROOM 2
2.84m (9'4") x 2.62m (8'7")
Double glazed window to the rear, radiator, coved ceiling.

BEDROOM 3
3.86m (12'8") x 2.46m (8'1") max
Double glazed window to the front, radiator, coved ceiling, storage cupboard.

BEDROOM 4
2.84m (9'4") x 2.11m (6'11") max
Double glazed window to the front, radiator, coved ceiling.

BATHROOM
Suite comprising a panelled bath with an independent shower and screen above, vanity wash hand basin, low-level WC, tiled walls, heated towel rail, frosted double glazed window to the side, recessed spotlights.



OUTSIDE

FRONT
Good size brick paved driveway leading to the garage, covered entrance, gravelled borders.

REAR
11.0m (36') x 7.9m (26')
Attractive south facing rear garden with a large quarry tiled patio adjoining the rear of the house. The garden is mainly laid to lawn and enclosed by fencing with a side access gate, ornamental trees, display borders, external power point. The garden has an attractive rear aspect, backing onto woodland trees.

GARAGE
4.80m (15'9") x 2.62m (8'7")
Wall-mounted gas combination boiler serving the heating system and domestic hot water, plumbing for washing machine, space for freezer and tumble dryer, electric roller vehicular door, personal door to the hallway.