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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

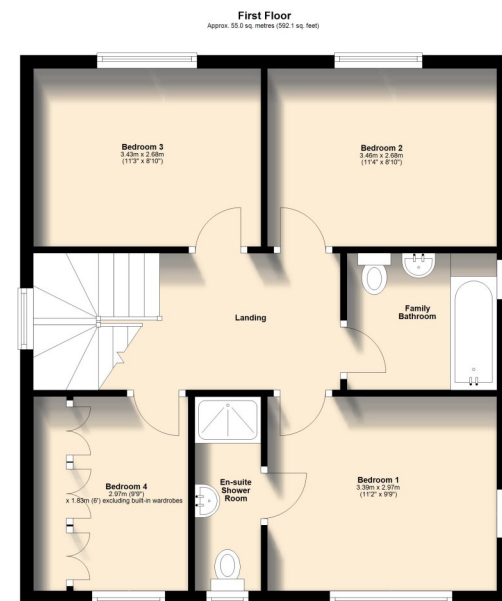
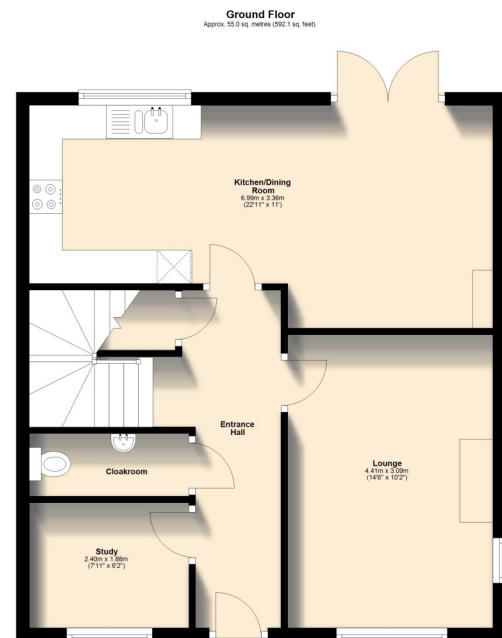
(Central Plymouth Office Only)

Our Property Reference:

13/C/26 5901

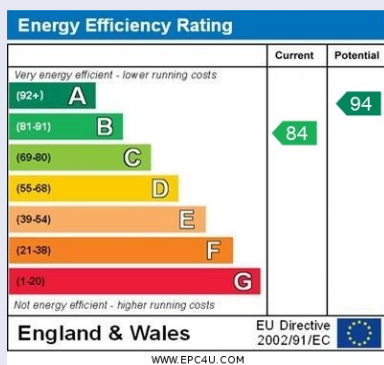


Floor Plans...

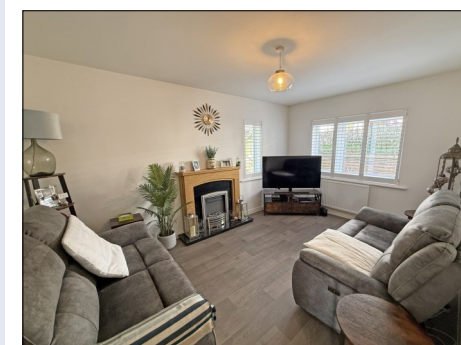


Further Information...

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



**57 Sandpiper Road, Palmerston Heights,
Plymouth, PL6 8ES**

- FOUR BEDROOMS
- SOUTH FACING GARDEN
- GROUND FLOOR STUDY
- LARGE KITCHEN/DINER
- CUL DE SAC LOCATION
- DRIVEWAY AND GARAGE
- OWNED SOLAR PANELS

We feel you may buy this property because...
'This modern detached home offers spacious accommodation and benefits from a south facing rear garden, driveway and garage.'

£415,000

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

D

Council Tax Cost 2025/2026

Full Cost: £2,325.42

Single Person: £1,744.07

Stamp Duty Liability

First Time Buyer: £5,750

Main Residence: £10,750

Home or Investment

Property: £31,500

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...

Positioned in a cul de sac location, this good size modern, four bedroom detached home was constructed in 2019 and has a south facing garden to the rear. The spacious accommodation comprises: entrance hall, lounge, large kitchen/dining room, study, landing, four good size bedrooms, en-suite shower room and a family bathroom. Externally, the property has a south facing garden with pergola and hot tub. Parking is provided via a private driveway and garage to the rear of the property. With attractive open views from the first-floor rear windows, a ground floor study, owned solar panels, Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A part glazed entrance door opens into the entrance hall.

ENTRANCE HALL

Radiator, stairs to first floor landing with a large under-stairs storage cupboard.

LOUNGE

4.41m (14'6") x 3.09m (10'2")

Double glazed windows to the front and side, feature electric fire set in a timber surround with a marble effect inset and hearth, radiator.

KITCHEN/DINING ROOM

6.99m (22'11") x 3.36m (11')

Fitted with a matching range of modern base and eye level units with composite stone worksurfaces above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, integrated dishwasher and washing machine, space for an American style fridge/freezer, electric oven with a four ring gas hob and cooker hood above, space for dining table, double glazed window to the rear, two radiators, concealed gas boiler, double glazed twin doors opening to the rear garden.

STUDY

2.40m (7'11") x 1.88m (6'2")

Double glazed window to the front, radiator.

CLOAKROOM

Suite comprising a pedestal wash hand basin, low-level WC, extractor fan, tiled splashback, radiator.



FIRST FLOOR

LANDING

Double glazed window to the side, access to loft.

BEDROOM 1

3.39m (11'2") x 2.97m (9'9")

Double glazed windows to the front and side, radiator, door to:

EN-SUITE SHOWER ROOM

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

BEDROOM 2

3.46m (11'4") x 2.68m (8'10")

Double glazed window to the rear with attractive open views, radiator.

BEDROOM 3

3.43m (11'3") x 2.68m (8'10")

Double glazed window to the rear with attractive open views, radiator.

BEDROOM 4

2.97m (9'9") x 1.83m (6') excluding built-in wardrobes

Double glazed window to the front, three fitted double wardrobes, radiator.

FAMILY BATHROOM

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



OUTSIDE

FRONT

Steps and a pathway lead to the front door.

REAR

South facing garden with a raised seating area adjoining the rear of the house. Steps then descend to the remainder of the garden, mainly laid to composite decking with a pergola housing a hot tub (the hot tub is included in the sale), display flower beds, gate to the side, outlook over established trees, storage area to the side of the house, outside water tap and double power socket.

GARAGE

Positioned below a coach house to the rear of the property, the leasehold garage has an up and over vehicular door and driveway parking in front.

ESTATE CHARGE

Please be advised that the owners of this property have advised us that the property is subject to an estate charge of approximately £225.33 per annum.

SOLAR PANELS

This property benefits from owned solar panels, that provide the property with free electricity when weather conditions are favourable.

