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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

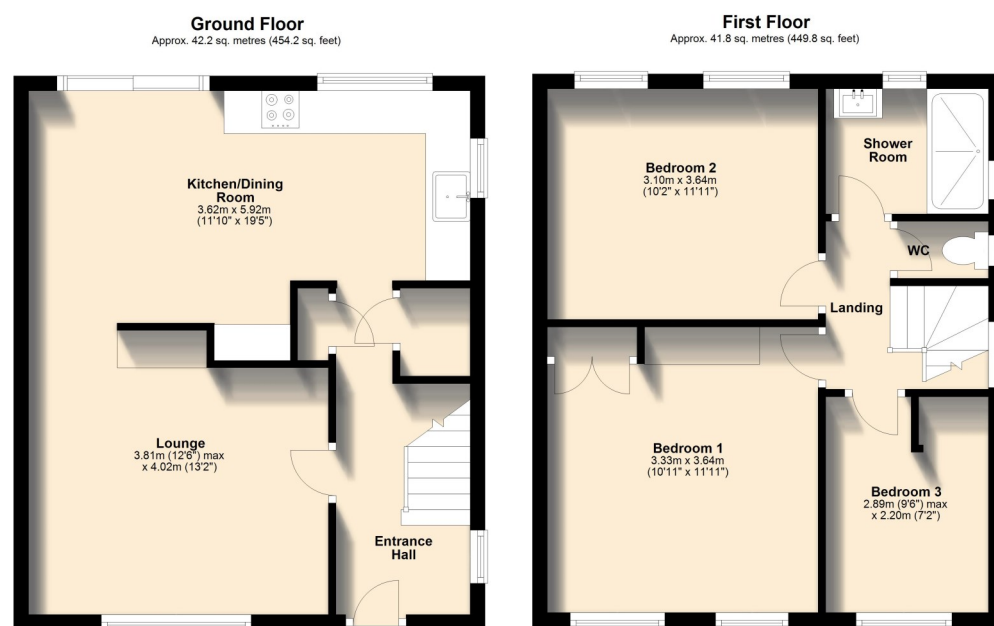
(Central Plymouth Office Only)

Our Property Reference:

23/F/26 6000



Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



LARGE CORNER PLOT
POTENTIAL TO EXTEND
BEAUTIFULLY PRESENTED
THREE BEDROOMS
REFITTED KITCHEN
MODERN SHOWER ROOM
NO ONWARD CHAIN

**491 Blandford Road, Efford,
Plymouth, PL3 6JF**

We feel you may buy this property because...
'Of the large corner plot, and the spacious, well-presented accommodation on offer'.

£270,000

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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC
England, Scotland & Wales

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

Large Corner Plot

Council Tax Band

B

Council Tax Cost 2026/2027

Full Cost: £1,899.22

Single Person: £1,424.42

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £3,500

Home or Investment

Property: £17,000

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 spacious and well-presented property occupies a substantial corner plot offering potential to extend or add ample parking, subject to obtaining the relevant planning permissions. Internally the accommodation offers an entrance hall, lounge, refitted kitchen/dining room, three good sized bedrooms, a modern shower room and a separate wc. Further benefits include open front and rear outlooks, double glazing and central heating. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to appreciate the presentation and plot size of this lovely semi-detached home.

The Accommodation Comprises...**GROUND FLOOR****ENTRANCE**

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

ENTRANCE HALL

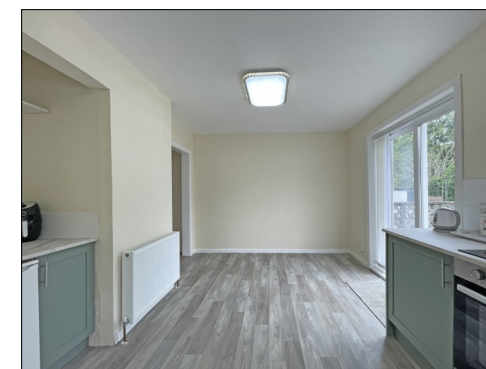
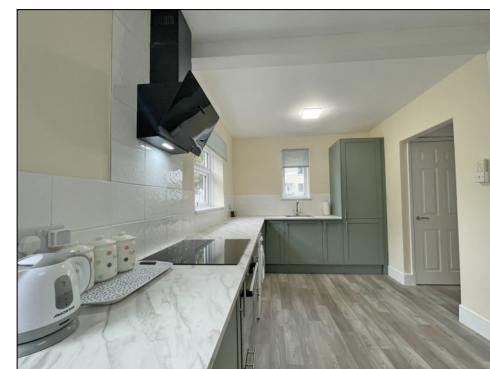
With double glazed window to the side, radiator, stairs rising to the first-floor landing with an under-stairs storage cupboard, two built in storage cupboards, one housing the wall mounted boiler serving the heating system and domestic hot water.

LOUNGE**4.02m (13'2") x 3.81m (12'6") max**

A good-sized reception space with double glazed window to the front, radiator, coving to ceiling, open plan doorway into the kitchen/dining room.

KITCHEN/DINING ROOM**5.92m (19'5") x 3.62m (11'10")**

Refitted with a matching range of modern base and eye level units with worktop space above, sink unit with mixer tap, spaces for fridge and washing machine, fitted electric oven and four ring electric hob with cooker hood above, double glazed windows to the side and rear, radiator, uPVC glazed patio door opening to the rear garden, open plan doorway to the entrance hall.

**FIRST FLOOR****LANDING**

With double glazed window to the side, access to the loft space.

BEDROOM 1**3.64m (11'11") x 3.33m (10'11")**

A good-sized double bedroom with two double glazed windows to the front enjoying the open outlook, built in storage cupboard.

BEDROOM 2**3.64m (11'11") x 3.10m (10'2")**

A second double bedroom with two double glazed windows to the rear enjoying the open outlook, radiator.

BEDROOM 3**2.89m (9'6") max x 2.20m (7'2")**

A single bedroom with double glazed window to the front, built in storage.

SHOWER ROOM**2.18m (7'2") x 1.68m (5'6")**

Fitted with a modern two-piece suite comprising walk in double shower enclosure with fitted electric shower above, vanity wash hand basin with cupboard storage below, extractor fan, panelled splashbacks, obscure double-glazed windows to the side and rear, radiator.

**WC**

With obscure double-glazed window to the side and fitted with a low-level WC.

OUTSIDE:**FRONT**

The property occupies a substantial corner plot offering the potential to extend the property or add ample off-road parking and a garage, subject to obtaining the relevant planning permissions. The front is approached via a pathway leading to the covered main entrance and a lawned front garden area. To the right of the house is the majority of the garden which runs from the front boundary to the rear boundary.

REAR

The rear opens to a garden area measuring **14.55m (47'9") at longest x 14.63m (48') at widest.** Adjoining the property is a paved patio area accessing a brick-built storage shed and leading to a lawned garden which wraps around to the side garden area.