

For Sale

Villiers Close, Plymstock, Plymouth PL9 7QP



Guide Price £300,000

4 bedroom Detached

- ✓ NO CHAIN - VACANT POSSESSION
- ✓ 4 Bedroom Detached House
- ✓ Popular Residential Area
- ✓ 3 x Double Bedrooms
- ✓ 1 x Single Bedroom/Office/Playroom
- ✓ 'Aga' style oven & extractor included
- ✓ Open Plan Living/Kitchen/Dining Areas
- ✓ Exterior Rear Annexe (multiple uses)



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Description

Viewme are delighted to bring back to the sales market this lovely bespoke 4 bedroom detached property in the popular area of Plymstock, Plymouth with a guide price of £300,000.00 & £325,000.00.

The property briefly comprises:

Ground Floor:

Entrance Hallway, 1 x single bedroom/office/playroom, Double Bedroom, Family Bathroom, Open Plan Lounge area, Sitting/Snug area, Dining area and Kitchen.

First Floor:

2 Double Bedrooms and Shower Room

Exterior:

Front: Driveway for 2 vehicles,

Side: Walkway to rear of the property

Rear: Low Maintenance Garden and Separate Annex

Location

Villiers Close is a cul-de-sac located in the popular residential area of Plymstock, Plymouth.

Within Plymstock and surrounding area there are numerous public spaces, including golf club at Staddon Heights, a driving range close to Elburton, a Cricket ground (within walking distance of the property). There are tennis courts at Dean Cross, a sailing club at Oreston and a large water sports centre at Turnchapel.

There are several state primary schools in the area and two very large comprehensive schools, Coombe Dean School and Plymstock School.

Local Amenities include: Morrisons Supermarket, Drive through McDonalds and The Range. Within a short distance is the pedestrianized Broadway shopping precinct with several food shops/supermarkets (Iceland, Coop, takeaways, cafes, pharmacy, card shop, post office and several independent retailers.

Ground Floor

Entrance Hallway - From the front driveway you enter through the front door into the entrance hallway.

This area is neutrally decorated with carpet flooring, wall mounted radiator and stairwell to the first floor accommodation.



Lounge Area



Dining Area



Bedroom 1 (Double)



Bedroom 1 (Double)

Single Bedroom/Office - 7' 10" x 8' 8" (2.41m x 2.66m) A good sized single bedroom/office/playroom, located just inside the front door.

Double glazed window to the front aspect of the property, 2 x fitted double wardrobes, carpet flooring and wall mounted radiator

Double Bedroom - 10' 10" x 8' 8" (3.32m x 2.66m) Located to the front of the property, this double bedroom (picture does show a single bed but would take a double) is neutrally decorated with storage to each side of the bed area.

Double glazed window to the front aspect of the property, wall to wall fitted wardrobes, carpet flooring and wall mounted radiator.

Family Bathroom - 8' 7" x 5' 5" (2.64m x 1.66m) The family bathroom located on the ground floor consists of white bath with wooden bath panel, low level WC, wash hand basin and separate shower cubicle.

Modesty glazed window to the side aspect of the property, carpet flooring and an airing/storage cupboard.

Kitchen Area - 23' 6" x 23' 6" (7.18m x 7.18m) The size of this room incorporates the kitchen area, lounge area, dining area & snug/sitting area as they are all open plan.

Kitchen: Good sized kitchen area with 'moveable' island. The kitchen itself consists of a range of base and eye level units with roll top work surface, large stand alone Aga stove/oven with extractor fan above.

Stainless steel sink with mixer tap, space for dishwasher below.

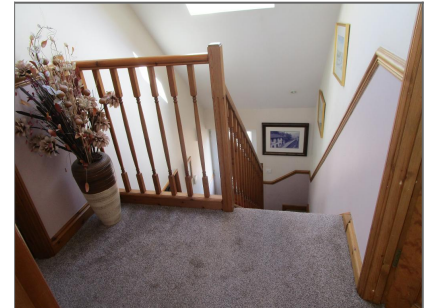
Almost fully tiled, tiled floor with underfloor heating and recessed lighting.

Dining Area - Dining Area: Good size - able to accommodate a large table with many chairs. Double glazed window to the side aspect of the property. Neutrally decorated with carpet flooring.

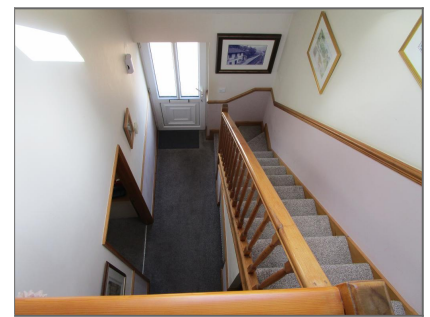
Lounge Area - Lounge area: Another good space with feature fireplace, built in bespoke storage solutions into recesses, double glazed window overlooking the rear garden. Again, neutrally decorated with carpet flooring.

Snug Area - Sitting Area: Opposite the lounge area and located in front of the kitchen is the sitting/snug area, with dual aspect double glazed windows and door to rear garden.

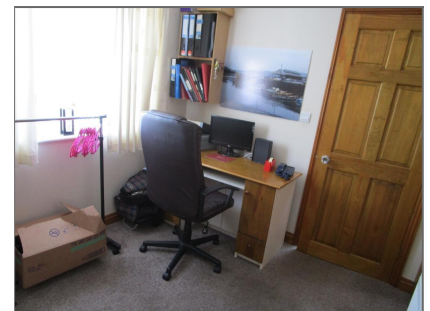
Neutrally decorated with stone wall to the rear, carpet flooring and wall mounted radiator. There are windows in the ceiling which lets in additional light (these windows are remote controlled).



Landing



Stairwell & Entrance Hallway



Single Bedroom/Office/Playroom



Single Bedroom/Office/Playroom



First Floor

Double Bedroom 2 - 8' 7" x 11' 2" (2.64m x 3.42m) Good sized double bedroom with bespoke fitted wardrobes and sloping ceiling housing the Velux windows. Views towards Dartmoor are visible from here.

Neutrally decorated with recessed lighting, built in wall to wall wardrobes, carpet flooring and wall mounted radiator.

Shower Room - 5' 5" x 6' 4" (1.67m x 1.95m) Compact shower room with good sized Velux window, bespoke storage and airing cupboard. Recessed wash hand basin with mirror above. Low level WC, heated towel rail and shower cubicle.

Partially tiled wall, neutrally decorated, carpet flooring and recessed lighting.

Double Bedroom 3 - 8' 9" x 11' 2" (2.67m x 3.41m) Another good sized double bedroom with bespoke wall to wall fitted wardrobes and sloping ceiling housing the Velux windows. Views of Dartmoor are visible from here.

Neutrally decorated with recessed lighting, good storage with access to the loft space, the boiler is also housed within the wardrobe, carpet flooring and wall mounted radiator.

Exterior

Front Driveway & Rear Garden - To the front of the property is a block Paved driveway with space for two vehicles. A small gate to the side gives access to the rear garden and rear annex.

The rear paved area is ideal for alfresco dining, it has a raised garden laid with Astro turf with mature plants and shrubs.

There is an area to store waste & recycling bins and small gate leading along the side of the property to the front.

Annexe

Rear Annexe - 26' 0" x 22' 8" (7.95m x 6.91m) To the rear of the property is an 'Annexe', which can be separately accessed via the side gate to the property. The Annexe is 'triangular' in shape and the length given is the longest wall, shortest wall is 6.91.

It is currently being utilised as a 'store' but there is plumbing and electricity so it could be converted into either a 'Granny Annexe' or Teenager's self-contained one bedroom or studio/hobby room.

Other uses, art and craft studio, workshop, 'den', playroom to mention a few.

It has double glazed windows to the front aspect, double wooden doors also to the front leading onto the garden. There is also a small 'utility' room area in one corner measuring 1.77m wide x 1.49m long.



Energy Efficiency and Environmental Impact

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Additional Information

NO CHAIN - VACANT POSSESSION

The property is currently empty - the furniture has been removed. More photographs available via our web site: www.viewme.co.uk.

The property was built by the current owners around 2004 to their exact bespoke specifications.

Bespoke fitted wardrobes are contained in each of the bedrooms, also additional fitted storage spaces.

Council Tax Band: 'D' - £2,214.87 - 2024/25 (data captured from PCC web site)

Waste & Recycling collection days: Alternate Monday's

Green Waste Collection Day: Tuesdays

Disclaimer: We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, and the measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Tenure - Viewme have not had sight of the Title documents and the buyer is advised to obtain verification from their Solicitor or Surveyor. You are advised to contact the local authority for Council Tax information.