

Sound View, Plymouth, PL3 6AX

£290,000 Freehold

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Sound View

Plymouth, PL3 6AX

£290,000



- New Homes Development
- Three Bedrooms
- Far Reaching Views Plymouth Sound
- Enclosed Lawned Rear Garden
- No Onward Chain
- Arranged over Three Storeys
- Bathroom & Separate Shower Room
- Spacious Accommodation
- Integral Garage & Driveway
- Council Tax Band C

A wonderful opportunity to purchase one of four individually styled new build homes at Sound View, where contemporary living meets far reaching views across Plymouth Sound and beyond.

Situated in the residential area of Efford, this attractive development enjoys excellent transport links as well as easy access to local amenities and the A38.

The development makes an appealing first impression, with an attractive facade and a distinctive row of homes, each enhanced by its own colourful front door, giving every property a little individuality.

Arranged over three floors, the accommodation has been thoughtfully designed to maximise both space and natural light. On arrival, a welcoming entrance hallway provides access to the integral garage, offering excellent storage potential, alongside a useful shower room and separate utility room.

The first floor is dedicated to living and entertaining. A generous lounge spans the full width of the property and the contemporary kitchen/dining room offers an excellent range of fitted cabinets, integrated fridge/freezer and ample space for a dining table and chairs. French doors open directly onto the enclosed, lawned rear garden, providing a lovely connection between indoor and outdoor living. A convenient cloakroom/WC completes this floor.

To the second floor, the impressive principal bedroom once again spans the width of the property and enjoys wonderful far reaching sea views – a particularly special feature of these homes. A further double bedroom and a single bedroom provide flexible accommodation for family or those working from home. The sleek family bathroom is finished in a contemporary style and benefits from both a separate shower cubicle and a bath.

With a desirable south facing front aspect and offered with no onward chain, these superb new homes combine contemporary design, practical living space and an enviable outlook. An early viewing is highly recommended to fully appreciate all that Sound View has to offer.





Ground Floor	
Utility Room	8'3" x 11'7" (2.54 x 3.55)
Shower Room	5'8" x 6'10" (1.75 x 2.10)
Integral Garage	11'2" x 16'7" (3.41 x 5.07)
First Floor	
Lounge	14'7" x 13'3" (4.46 x 4.04)
Kitchen/Diner	14'7" x 11'7" (4.46 x 3.55)
Cloakroom	5'3" x 2'7" (1.62 x 0.79)
Second Floor	
Bedroom One	14'7" x 11'1" (4.46 x 3.38)
Bedroom Two	6'11" x 11'2" (2.11 x 3.41)
Bedroom Three	7'1" x 8'3" (2.18 x 2.54)
Bathroom	11'6" x 5'0" (3.52 x 1.54)



Directions

From our office at 99 Mutley Plain, head south along Mutley Plain for approximately 0.2 miles before turning left onto Alexandra Road. Continue along Alexandra Road for approximately 0.5 miles, joining Lipson Vale. Follow Lipson Vale onto Old Laira Road for approximately 0.4 miles before turning left onto Efford Lane Turn left onto Higher Efford Rd Turn left onto Channel Park Ave and

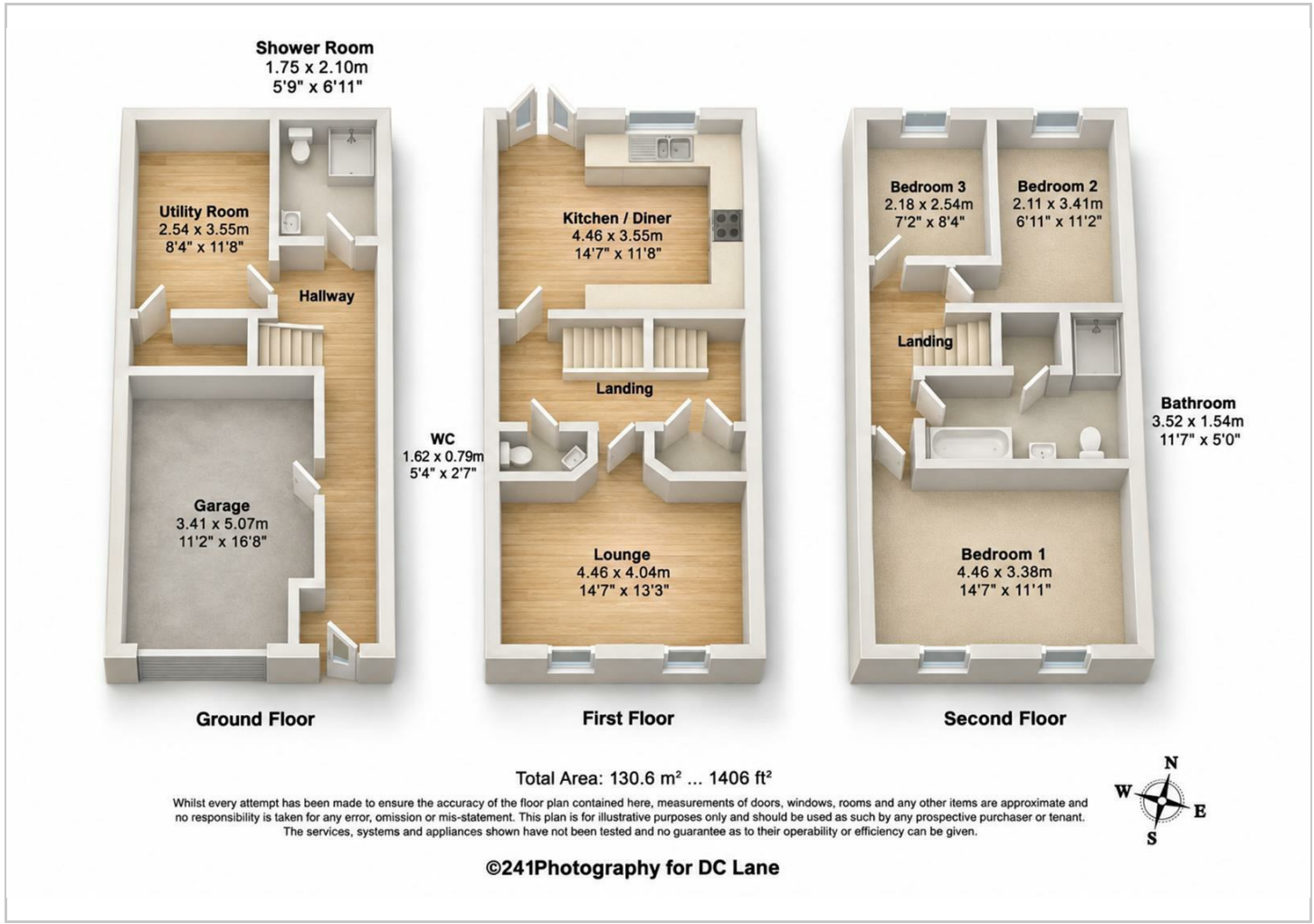
Council Tax Band: C



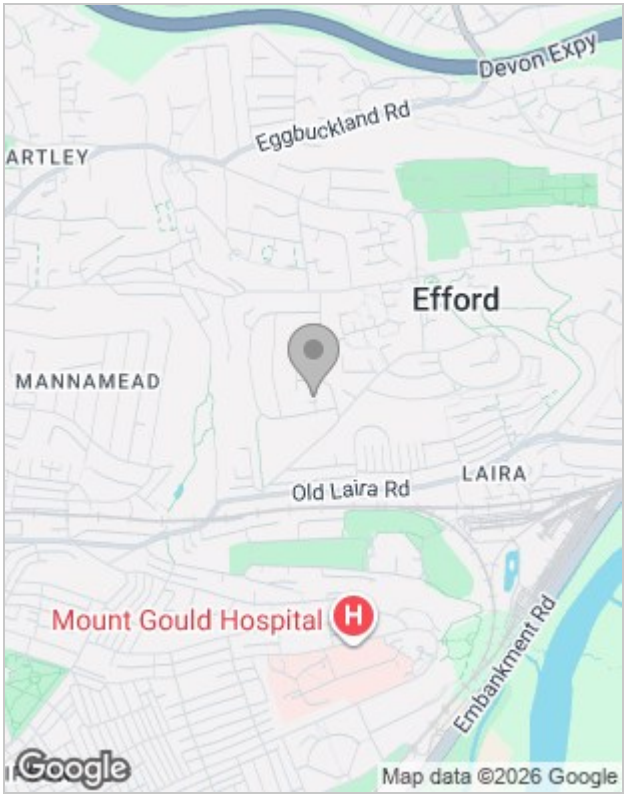




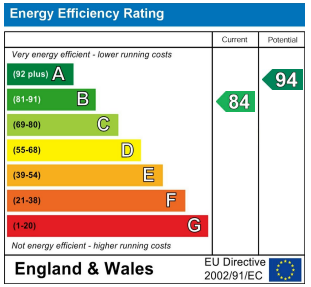
Floor Plans

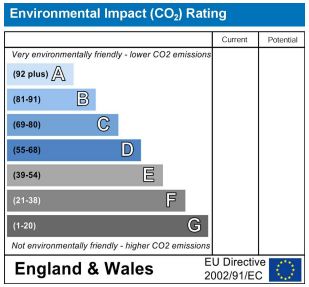


Location Map



Energy Performance Graph





Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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