



The Ashdown, plot 45



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Plymstock, Plymouth, PL9 7GH

Plymouth City Centre 2.5 miles Devon Expressway 4.2 miles  
Exeter 43 miles

The Ashdown is a superb 3 bedroom semi-detached home with a dining room and separate kitchen/breakfast room with garden access - perfect for family life and entertaining.

- 3 bedroom semi detached
- Kitchen/breakfast room
- Ensuite to bedroom 1
- 10 year warranty
- Council tax band TBC
- Flexible living over 3 floors
- Downstairs WC
- Allocated parking
- Freehold
- EPC TBC

Guide Price £325,000

## SITUATION

The new homes at Saltram Meadow in Plymstock give you a little bit of everything – just minutes from Plymouth city centre, close to the coast and with scenic countryside all around. Whether you're starting out or moving up, there's something for everyone, with energy-efficient one and two-bedroom apartments and two, three and four-bedroom homes designed for modern family living.



## DESCRIPTION

The Ashdown is a superb semi-detached home with a dining room and separate kitchen/breakfast room with garden access - perfect for family life and entertaining. It's practical too, downstairs WC and two storage cupboards. Both bedroom three and the living room (with its attractive Juliet balcony) are situated on the first floor. On the upper floor there are two further bedrooms (bedroom one with an en suite) and the family bathroom.

## OUTSIDE

This home benefits from allocated parking and a private rear garden.

## AGENT NOTES

Annual service charge will be payable.  
Some images may be CGI. Internal photos are provided to illustrate the high-quality finish and are taken from a similar property.

## VIEWINGS

Please call the Stags Plymouth office on 01752 223933.

## DIRECTIONS

Exit the Devon Expressway (A38) at the junction for Plymouth City Centre onto Plymouth Road and then continue along Embankment Road until you reach the left turning signposted Faraday Mill Business Park. Go over the Laira Bridge and onto Billacombe Road until you reach the left turning for Encombe Street where you will find Saltram Meadow.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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