



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

36 Winnow Close,  
Plymstock,  
PL9 9RZ



**Offers Over - £250,000**



Changing Lifestyles

01752 717717

# 36 Winnow Close, Plymstock, PL9 9RZ



- Quiet cul-de-sac location in a popular residential area
- Three bedrooms, including built-in wardrobe in the main bedroom
- Spacious living room and open-plan kitchen/dining area
- Sliding doors leading to a private rear garden
- Modern family bathroom
- Tiered rear garden with patio, lawn, shed & rear gate to parking
- Front lawn with external storage and side access to the garden



This attractive semi-detached property offers a perfect blend of comfort, functionality, and convenience, making it an ideal choice for families, first-time buyers, or those looking to downsize without compromising on space. Located in a quiet cul-de-sac, 36 Winnow Close enjoys a tranquil environment with minimal through traffic, while still being within easy reach of local amenities, schools, and transport links.

On entering the property, you are welcomed into a bright and inviting hallway that leads into a spacious living room. Positioned at the front of the house, the living room benefits from a large window that fills the space with natural light, creating a warm and comfortable atmosphere. To the rear of the house is a generous kitchen/dining room, which runs the full width of the property. The kitchen is fitted with ample cupboard and worktop space, while the dining area provides room for a family table and enjoys direct access to the garden via sliding patio doors—perfect for summer entertaining and everyday convenience.

Upstairs, the home features three well-proportioned bedrooms. The main bedroom includes a built-in wardrobe, providing useful storage while maintaining a clean and open feel. The second bedroom is another comfortable double, and the third makes an ideal single bedroom, nursery, or home office. The family bathroom is modern and serves all three bedrooms. Two built-in storage cupboards on the landing offer additional practicality for everyday living.



Outside, the property continues to impress. To the front, there is a lawned garden area with steps leading to the front door, alongside a useful external storage area that is perfect for keeping garden equipment, bikes, or a lawnmower. A path to the side of the property provides gated access to the rear garden, which is arranged over two levels. A patio area immediately outside the kitchen doors is ideal for outdoor seating, with steps leading up to a lawned section bordered by fencing for privacy. A garden shed sits at the top of the garden, and a gate here opens directly onto the allocated parking space, offering convenience and security.

This lovely home benefits from double glazing and gas central heating throughout. With its quiet setting, practical layout, and the added bonus of new flooring, 36 Winnow Close represents a fantastic opportunity for buyers seeking a property in a desirable location. Early viewing is strongly recommended.

# Changing Lifestyles

Tucked away in a quiet cul-de-sac in the highly desirable PL9 area of Plymouth, this property offers a perfect blend of peace, privacy, and convenience. Set within a friendly and well-established community, it provides an ideal haven for families or anyone seeking a more relaxed lifestyle.

Surrounded by lush greenery and immaculately kept gardens, the home enjoys a calm, picturesque setting just moments from nature. Its location is equally practical — with a range of local shops, reputable schools, and inviting parks all within easy reach, day-to-day living is effortlessly catered for.

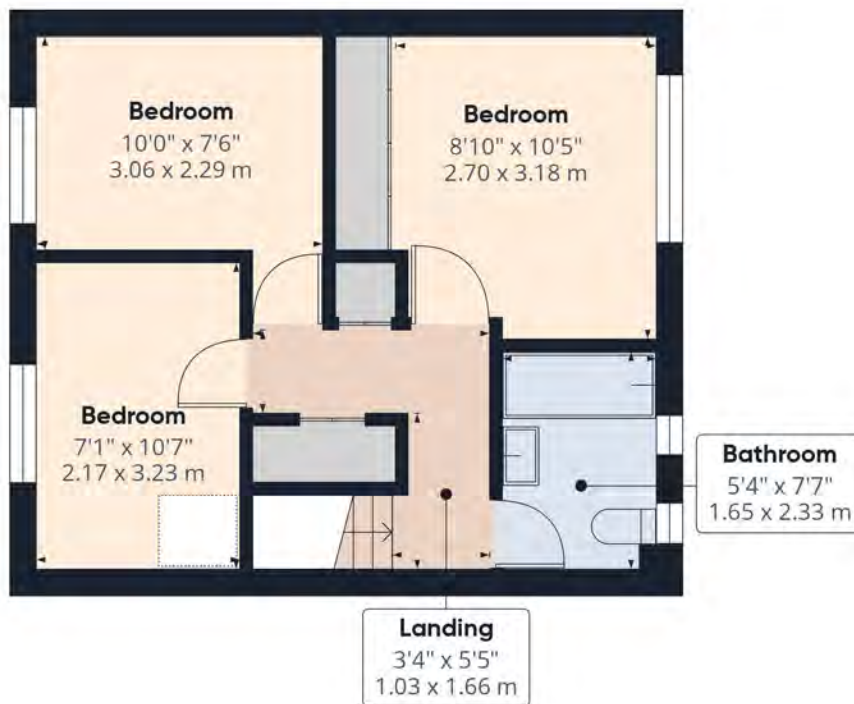
One of the standout features is its close proximity to the waterfront. Whether it's a quick trip to the beach on a sunny day or a leisurely stroll by the coast, the seaside lifestyle is right on your doorstep. Excellent public transport links also ensure smooth connections to the rest of Plymouth, making it easy to enjoy everything the city has to offer while returning home to your peaceful retreat.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** for more information or to arrange an accompanied viewing on this property.



Floor 0



## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01752 717717 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

### PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.