

# Property details approval form

61 Ashery Drive, Plymouth, Devon, England, PL9 9PB

Date: 19 December 2025

Property Ref and Version: PLK307280 - 0010

# Connells

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£275,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: B
- > No Onward Chain
- > Freshly Decorated And New Carpets
- > Driveway
- > Downstairs WC
- > Front And Rear Gardens
- > Conservatory
- > Two Reception Rooms
- > Owned Solar Panels And New Boiler

## ○ Short Description

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NO ONWARD CHAIN - This three bedroom semi is the ideal family home, close to a good primary school and local park. The property benefits; downstairs WC, two reception rooms, front and rear gardens and driveway. Freshly decorated with new carpets throughout. New boiler and owned Solar Panels.

## ○ Long Description

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NO ONWARD CHAIN - This well-presented three-bedroom semi-detached house offers versatile living in a popular area, close to a popular primary school, local park, and Mount Batten beach with water taxi links to the Plymouth Barbican. The ground floor features two reception rooms, a conservatory, and a convenient downstairs WC, providing flexible space for family living. Upstairs, there are three bedrooms and a family bathroom. Outside, the property boasts both front and rear gardens, along with a driveway for off-road parking. There is also an outbuilding which has plumbing for a washing machine and an outdoor shower. The property has been freshly decorated with new carpets throughout. There are Solar Panels which are owned outright and generate around £750-£800 per year in income. The boiler is brand new having only been installed a few months ago. Perfectly positioned for families and those who enjoy coastal living, this home combines comfort with an excellent lifestyle opportunity.

## ○ Directions

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## Agents Note

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## ○ Room Description

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### Entrance

Enter the property into the entrance porch. A further door leads to the entrance hallway, with radiator and understairs storage.

### Downstairs Wc

Comprising: WC, wash hand basin and obscured double glazed window to the side aspect.

### Lounge

13' 3" max x 13' 2" max ( 4.04m max x 4.01m max )

There is a fireplace, radiator and double glazed window to the front aspect.

### Kitchen

9' 6" max x 9' 5" max ( 2.90m max x 2.87m max )

Comprising: Matching wall and base units with complimentary work surface over, storage cupboard, sink with drainer unit, space for undercounter washing machine, space for freestanding oven, double glazed window to the rear aspect and door leading to the side aspect.

### Dining Room

9' 7" max x 9' 6" max ( 2.92m max x 2.90m max )

There is a radiator, double glazed window and door leading to the conservatory.

### Conservatory

9' 7" max x 6' 9" max ( 2.92m max x 2.06m max )

There is a radiator, double glazed windows to all aspects and door leading to the rear garden.

### First Floor

To the first floor landing there is a loft hatch and double glazed window to the side aspect.

### Bedroom One

12' 8" max x 11' 1" max ( 3.86m max x 3.38m max )

There are built in storage cupboards, radiator and double glazed window to the front aspect.

### Bedroom Two

10' 9" max x 8' 4" max ( 3.28m max x 2.54m max )

There are built in storage cupboards, radiator and double glazed window to the rear aspect.

### Bedroom Three

9' 1" max x 6' 2" max ( 2.77m max x 1.88m max )

There is a radiator and double glazed window to the front aspect.

### Bathroom

Comprising: WC, wash hand basin, bath with electric shower over, radiator and two double glazed obscured windows to the rear and side aspect.

### Outside

To the front of the property there is an enclosed front garden mostly laid to lawn with decked area. To the rear of the property there is an enclosed garden, with patio area.



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## ○ Property Images





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## ○ Property Images

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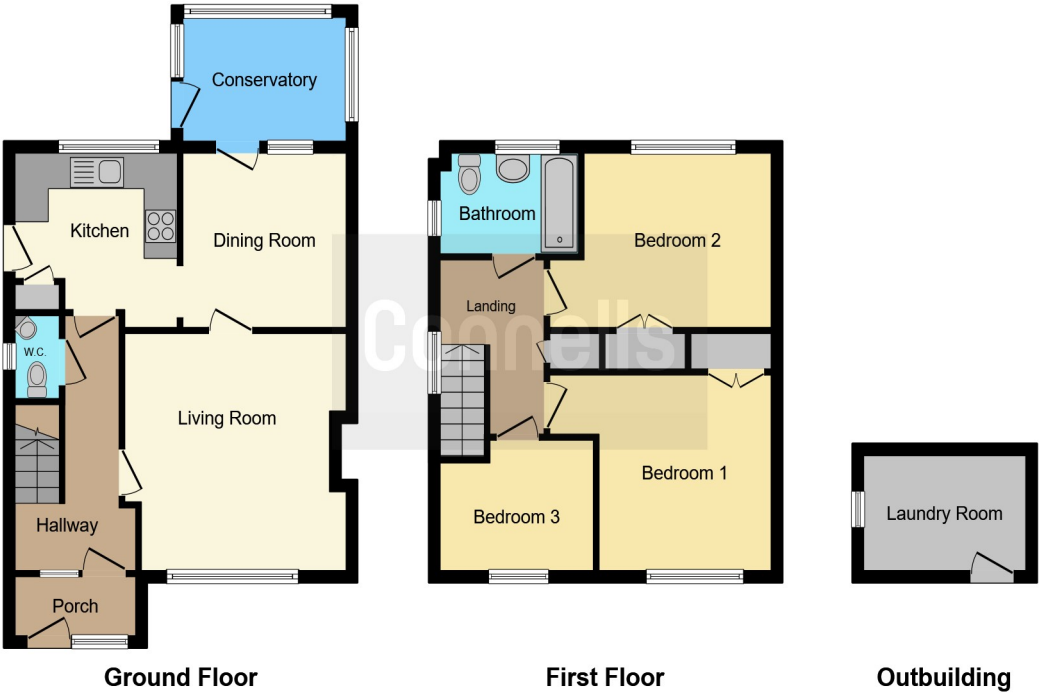




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## ○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## ○ Approval

Signature		Date
Reuben Colverson		
Mr M.T. Chapman		