

Contact us

Central Plymouth Office
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Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

North Plymouth and
Residential Lettings Office

56 Morshead Road
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Plymouth
PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

29/A/24 5373

Can We Help Further?

Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the highly competitive fee of only £50 plus VAT. Please contact us on (01752) 514500 to book your appointment.

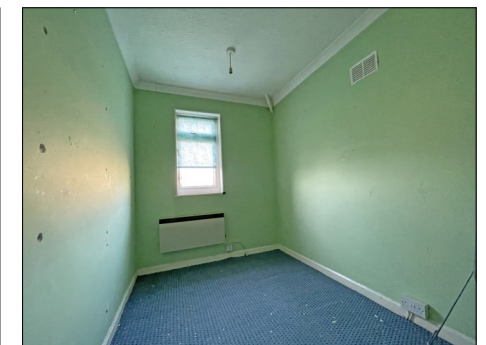
Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH
HOMES ESTATE AGENTS



Draft Details – Not Approved & Subject To Change



**29 Austin Avenue, North Prospect,
Plymouth, PL2 2LD**

MODERNISATION REQUIRED

THREE BEDROOMS

TWO RECEPTIONS

GOOD SIZED GARDEN

OFF ROAD PARKING

NO ONWARD CHAIN

We feel you may buy this property because...

'Of the spacious accommodation and potential on offer.'

£160,000

www.plymouthhomes.co.uk

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	➔
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Partial Central Heating

Water Meter

Yes

Parking

Car Hardstanding

Outside Space

Good sized Garden

Council Tax Band

A

Council Tax Cost 2024/2025

Full Cost: £1,476.58

Single Person: £1,107.44

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £4,800

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

What3words Location

///elaborate.rocky.tame

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

High Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 100Mbps

Introducing...

This well portioned home requires modernisation throughout and would make the perfect family home. Internally the accommodation comprises lounge, kitchen/dining room, downstairs bathroom and three good sized first floor bedrooms. Externally the property has a car hardstanding and a good sized, enclosed rear garden. Offered for sale with no onward chain Plymouth Homes advise an early viewing without delay.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a uPVC glazed entrance door opens into the entrance hall.

ENTRANCE HALL

With window to the side, radiator, wall mounted gas heater, radiator, stairs rising to the first-floor landing with an under-stairs recess, doors opening into the lounge and downstairs bathroom.

LOUNGE

3.95m (13') x 3.66m (12')

With window to the front, coal effect gas fire set within a tiled surround, coving to ceiling, open plan into the kitchen/dining room.

KITCHEN/DINING ROOM

5.60m (18'5") x 2.91m (9'7") max

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted boiler serving the heating system and domestic hot water, spaces for washing machine and cooker, obscure window to the side, window to the rear, radiator, coving to ceiling, uPVC glazed door opening to the side of the property.

BATHROOM

Fitted with a three-piece suite comprising panelled bath with independent electric shower above and shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, radiator/towel rail, obscure window to the side.



FIRST FLOOR

LANDING

With window to the side, coving to ceiling, access to the loft space.

BEDROOM 1

4.71m (15'5") x 3.93m (12'11") max

With window to the front, built in storage cupboard.

BEDROOM 2

3.47m (11'5") x 2.93m (9'7")

With window to the rear.

BEDROOM 3

2.93m (9'7") x 2.03m (6'8")

With window to the rear, electric heater, coving to ceiling.

OUTSIDE:

FRONT

The front of the property is approached via double gates which open to a car hardstanding, enclosed by railings, with flower borders and leading to the main entrance. To the right side of the property a gate and pathway leads to the rear.

REAR

The rear of the property opens to a good-sized garden with paved patio and all enclosed by walls.



AGENT'S NOTE

To the rear of the property is an electrical substation and a mobile phone mast.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.

Floor Plans...

