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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

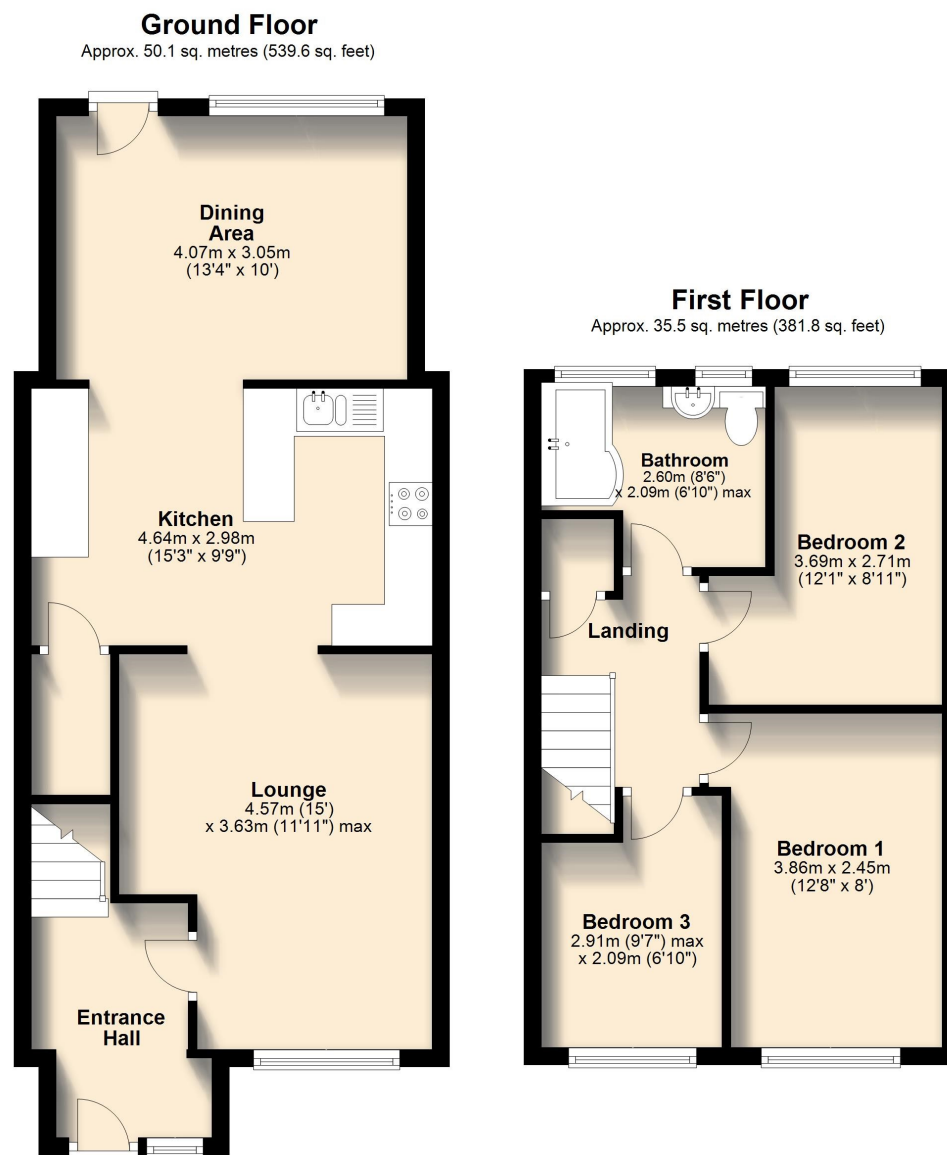
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

06/C/24 5401

Floor Plans...



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.

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

PLYMOUTH
HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



5 Ashdown Walk, Thornbury,
Plymouth, PL6 8SR

We feel you may buy this property because...

'The popular residential location and deceptive accommodation.'

£210,000

POPULAR LOCATION
THREE BEDROOMS
TWO RECEPTIONS
DOUBLE GLAZING
CENTRAL HEATING
SINGLE GARAGE

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Garage In Block

Outside Space

Front And Rear Gardens

Council Tax Band

B

Council Tax Cost 2023/2024

Full Cost: £1,642.33

Single Person: £1,231.75

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £6,300

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

What3words Location[///impact.search.remedy](https://www.what3words.com/impact.search.remedy)**Flood Risk Summary**

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

Introducing...

This deceptive terraced home is located within close proximity to Derriford Hospital and a number of schools and amenities. Internally the accommodation offers lounge, kitchen, dining area, three bedrooms and bathroom. Further benefits include double glazing, central heating and externally there are front and rear gardens and a single garage located within a nearby block. Offered for sale with no onward chain Plymouth Homes advise an early viewing to avoid disappointment.

The Accommodation Comprises...**GROUND FLOOR****ENTRANCE**

Entry is via a uPVC half glazed entrance door opening into the porch.

PORCH

With obscure double-glazed window to the front and open plan into the entrance hall.

ENTRANCE HALL

With radiator, coving to ceiling, stairs rising to the first-floor landing, door into the lounge.

LOUNGE

4.57m (15') x 3.63m (11'11") max

With double glazed window to the front, radiator, coving to ceiling, open plan into the kitchen.

KITCHEN

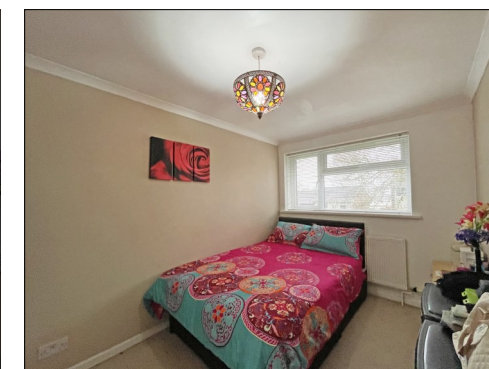
4.64m (15'3") x 2.98m (9'9")

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, integrated dishwasher, spaces for fridge, freezer and washing machine, fitted electric oven and four ring gas hob with stainless steel cooker hood above, tile effect laminate flooring, understairs storage cupboard, open plan to the dining area.

DINING AREA

4.07m (13'4") x 3.05m (10')

With double glazed window to the rear, slopping ceiling, radiator, uPVC glazed door opening onto the rear garden.

**FIRST FLOOR****LANDING**

With coving to ceiling, access to the loft space, built-in storage cupboard housing the wall mounted boiler serving the heating system and domestic hot water.

BEDROOM 1

3.86m (12'8") x 2.45m (8')

With double glazed window to the front, radiator, coving to ceiling.

BEDROOM 2

3.69m (12'1") x 2.71m (8'11")

With double glazed window to the rear, radiator.

BEDROOM 3

2.91m (9'7") max x 2.09m (6'10")

With double glazed window to the front, radiator.

BATHROOM

2.60m (8'6") x 2.09m (6'10") max

Fitted with a three-piece suite comprising panelled bath with electric shower above and separate hand shower attachment off the mixer tap, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, radiator/towel rail, two obscure double-glazed windows to the rear, tiled flooring, coving to ceiling.

OUTSIDE:**FRONT**

The front of the property is approached via a public walkway from the roadside which leads to a private garden with pathway to the main entrance.

REAR

To the rear there is a lawned garden area with rear access.

GARAGE

The property benefits from a single garage located within a nearby block.

