

Contact us

Central Plymouth Office
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Plymouth
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North Plymouth and
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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:
03/E/24 5442

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



**56 Foulston Avenue, Barne Barton
Plymouth, PL5 1HJ**

**SEMI-DETACHED HOUSE
THREE BEDROOMS
SEPARATE LOUNGE
KITCHEN/DINING ROOM
FRONT & REAR GARDENS
NO ONWARD CHAIN**

*We feel you may buy this property because...
'Of the well-proportioned accommodation on offer.'*

£180,000

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

Gas Central Heating

Water Meter

TBC

Parking

On Street Parking

Outside Space

Front Garden

Council Tax Band

B

Council Tax Cost 2024/2025

Full Cost: £1,722.68

Single Person: £1,292.01

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £5,400

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

What3words Location

///flip.chair.paused

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 100Mbps

Introducing...

This well-proportioned house would make the ideal first time or family home. Internally the accommodation offers lounge, kitchen/dining room, three good sized bedrooms and a bathroom. Further benefits include double glazing, central heating and externally there are front and rear gardens. Offered for sale with no onward chain Plymouth Homes advise an early viewing.

The Accommodation Comprises...**GROUND FLOOR****PORCH**

Open plan porch with uPVC part glazed door opening into the entrance hall.

ENTRANCE HALL

With radiator, stairs rising to the first-floor landing with an under-stairs storage recess, doors to the lounge and kitchen/dining room.

LOUNGE**4.19m (13'9") x 3.80m (12'6")**

With double glazed window to the front, coal effect living flame effect gas fire set within a feature surround, radiator.

KITCHEN/DINING ROOM**5.74m (18'10") x 2.92m (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 fridge/freezer, dishwasher, washing machine and cooker, two double glazed windows to the rear, radiator, understairs recess with obscure window to the side, uPVC glazed door opening onto the rear garden.

FIRST FLOOR**LANDING**

With double glazed window to the side, radiator, access to the loft space, built in storage cupboard.

BEDROOM 1**3.74m (12'3") x 3.01m (9'10")**

A double bedroom with double glazed window to the front, radiator, built in wardrobe.

BEDROOM 2**3.87m (12'8") x 2.80m (9'2")**

A second double bedroom with double glazed window to the rear, radiator, built in storage cupboard.

**BEDROOM 3****2.63m (8'8") x 2.39m (7'10") max**

A single bedroom with double glazed window to the front, radiator, built in storage cupboard.

BATHROOM

Fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap, pedestal wash hand basin, low-level WC, tiled surround, obscure double-glazed windows to the side and rear, radiator.

OUTSIDE**FRONT**

The front of the property is approached via steps descending to the main entrance and a lawned area. To the left side a gate opens to the side.

REAR

At the rear the house opens to a tiered garden. Adjoining the property is a paved seating area with steps descending to a lower lawned area and all enclosed by fencing. To the side of the house there is a useful, brick-built storage shed and gate to the front.

Floor Plans...