

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

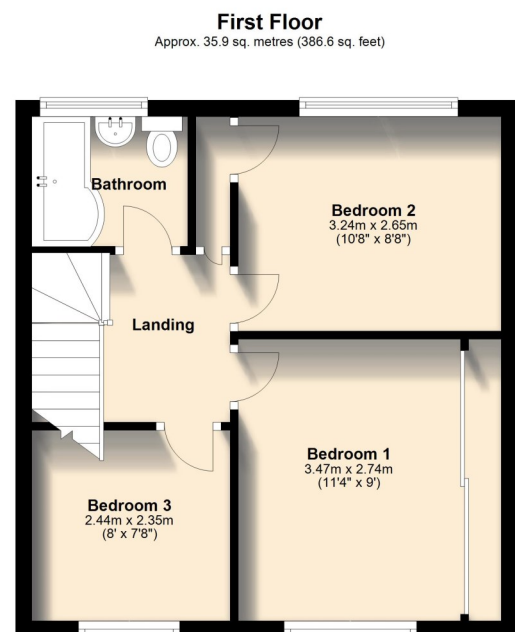
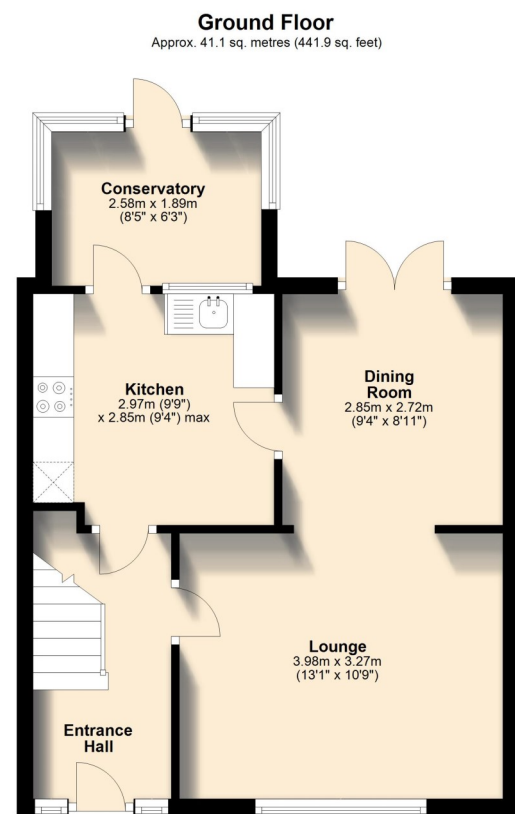
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

24/G/24 5507

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.

PLYMOUTH
HOMES ESTATE AGENTS



**14 Ashford Close, Mannamead,
Plymouth, PL3 5AG**

**THREE BEDROOMS
GOOD OPEN VIEWS
GARAGE
FRONT AND REAR GARDENS
CONSERVATORY
NO ONWARD CHAIN**

We feel you may buy this property because...

'This comfortable family home is positioned in a sought after central location and benefits from a good open aspect to the front'

OFFERS IN THE REGION OF

£220,000

www.plymouthhomes.co.uk

Energy Efficiency Rating	
Current	Potential
71	85

Very energy efficient - lower running costs

(92+) 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 & Wales EU Directive 2002/91/EC

WWW.EPC4U.COM

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Garage

Outside Space

Front And Rear Gardens

Council Tax Band

B

Council Tax Cost 2024/2025

Full Cost: £1,722.068

Single Person: £1,292.01

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £11,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents and that stamp duty rates will increase on 1st April 2025.

What3words Location

///firms.former.either

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...

Located in an elevated position with a good open aspect to the front, this comfortable family home is offered for sale with no onward chain. The accommodation comprises: entrance hall, lounge, dining room, kitchen, conservatory, three bedrooms and a modern bathroom. Externally the property has gardens to the front and rear and the benefit of a single garage with an electric roller door. With gas central heating and double glazing, Plymouth Homes highly recommend this family home.

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

Entrance door opening to:

ENTRANCE HALL

Radiator, stairs to the first floor landing with an under-stairs storage cupboard.

LOUNGE**3.98m (13'1") x 3.27m (10'9")**

Double glazed window to front with a good open aspect, radiator, exposed wooden floor, open plan to:

DINING ROOM**2.85m (9'4") x 2.72m (8'11")**

Radiator, exposed wooden floor, double glazed twin doors to the garden, door to:

KITCHEN**2.97m (9'9") x 2.85m (9'4") max**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, integrated slimline dishwasher, space for fridge/freezer, electric oven with a four ring gas hob and cooker hood above, window to rear, tiled splashbacks, door to:

**CONSERVATORY****2.58m (8'5") x 1.89m (6'3")**

With uPVC double glazed windows and a glazed roof, plumbing for washing machine.

**BATHROOM**

Modern suite comprising a panelled bath with an independent electric shower and screen, wash hand basin, low-level WC, heated towel rail, frosted double glazed window to the rear.

FIRST FLOOR**LANDING**

Access to the loft with a pull down ladder, boiler cupboard (also accessible from bedroom 2) housing the wall mounted gas combination boiler.

BEDROOM 1**3.47m (11'4") x 2.74m (9')**

Double glazed window to the front with a good open view, triple built in wardrobe with sliding doors, radiator.

BEDROOM 2**3.24m (10'8") x 2.65m (8'8")**

Double glazed window to the rear, radiator, door to the boiler cupboard.

BEDROOM 3**2.44m (8') x 2.35m (7'8")**

Double glazed window to the front with good open views, radiator.

OUTSIDE**FRONT**

To the front of the property is an area of garden with inset shrubs and bushes, steps rise to the front door.

GARAGE**4.92m (16'2") x 2.74m (9'0")**

Remote controlled electric roller door, power and light connected.

REAR**9.14m (30') x 6.40m (21')**

Attractive rear garden with shrubs and bushes, decked seating area, rear access gate, outside wc/ storage shed

