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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

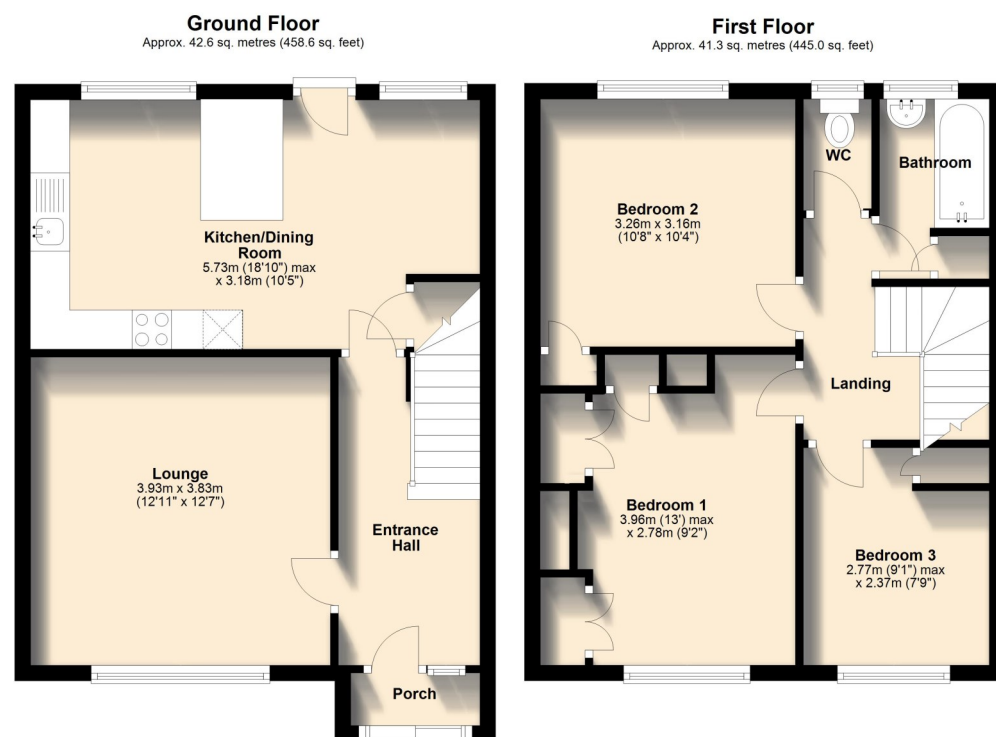
9.00am—4.00pm

(Central Plymouth Office Only)

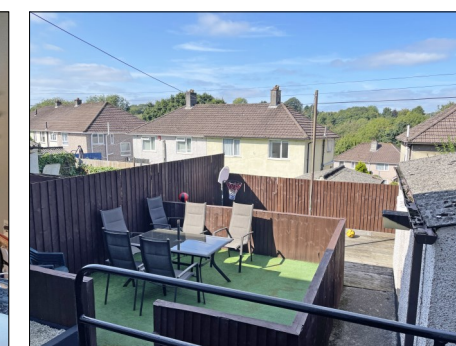
Our Property Reference:

11/1/24 5543

Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS



**124 Melrose Avenue, Pennycross,
Plymouth, PL2 3RJ**

**THREE BEDROOMS
WELL PRESENTED
ENCLOSED 32' GARDEN
SOUGHT AFTER LOCATION
DOUBLE GLAZING
CENTRAL HEATING
VIEWING RECOMMENDED**

We feel you may buy this property because...

'This well presented family home has an impressive modern kitchen/dining room and an enclosed 32' rear garden.'

**Offers In Excess Of
£195,000**

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
65	78

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

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Laing Easiform Construction

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

Rear 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: £5,850

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

What3words Location

///likes.grow.mouth

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 220Mbps

Introducing...

This good size home is well presented and positioned in a popular residential area. The accommodation comprises: entrance hall, lounge, modern kitchen/dining room, three bedrooms, bathroom and a separate wc. Externally the property has a 32' enclosed rear garden with two outside storage sheds. Offered for sale with gas central heating and double glazing, Plymouth Homes highly recommend this comfortable family home.

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

Sliding entrance doors opening to:.

ENTRANCE PORCH

Part glazed door opening to:

ENTRANCE HALL

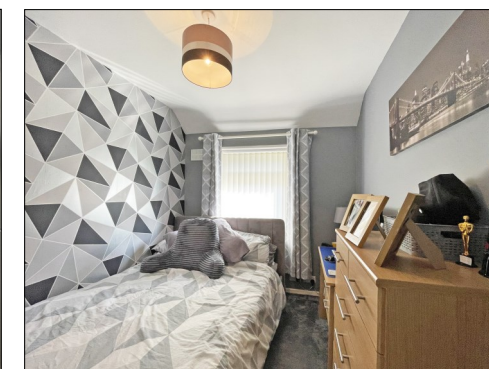
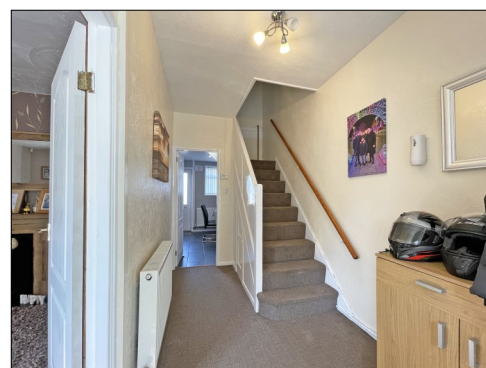
Frosted double glazed window to the front, radiator, stairs to the first floor landing with an under-stairs storage cupboard, door to:

LOUNGE**3.93m (12'11") x 3.83m (12'7")**

Double glazed window to the front, radiator, decorative fire surround.

KITCHEN/DINING ROOM**5.73m (18'10") max x 3.18m (10'5")**

Impressive kitchen diner with a fitted range of base and eye level units with worktop space above, breakfast bar, stainless steel sink unit with a single drainer and mixer tap, integrated dishwasher and washing machine, space for American style fridge/freezer (available via separate negotiation), electric double oven with a four ring ceramic hob and feature cooker hood above, two double glazed windows to the rear, radiator, ceramic tiled floor, understairs storage cupboard, double glazed door to the rear garden.

**FIRST FLOOR****LANDING**

Access to the loft with a pull down ladder.

BEDROOM 1**3.96m (13') max x 2.78m (9'2")**

Double glazed window to the front, fitted bedroom suite comprising two fitted triple wardrobes, central chest of drawers with overhead storage, radiator, further storage cupboard.

BEDROOM 2**3.26m (10'8") x 3.16m (10'4")**

Double glazed window to the rear, radiator, storage cupboard.

BEDROOM 3**2.77m (9'1") max x 2.37m (7'9")**

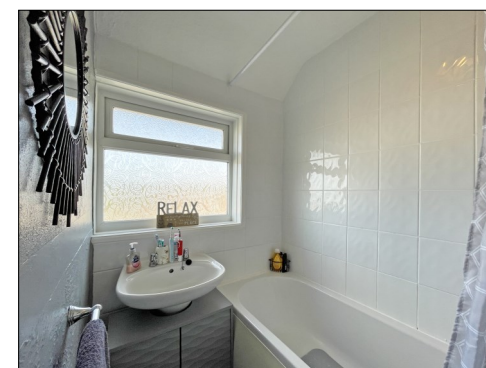
Double glazed window to front, radiator, storage cupboard.

BATHROOM

Suite comprising a panelled bath with independent electric shower and curtain above, pedestal wash hand basin, part tiled walls, double glazed window to the rear, radiator, boiler cupboard housing the gas combination boiler.

WC

Double glazed window to the rear, low-level WC, radiator.

**OUTSIDE****FRONT**

Gravelled front garden with steps to the front door.

REAR**9.7m (32') x 6.7m (22')**

Enclosed rear garden with a central seating area with artificial turf, a gate gives shared access to the front, further decked area, two storage sheds with power, outside water tap.