

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

North Plymouth and
Residential Lettings Office

56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

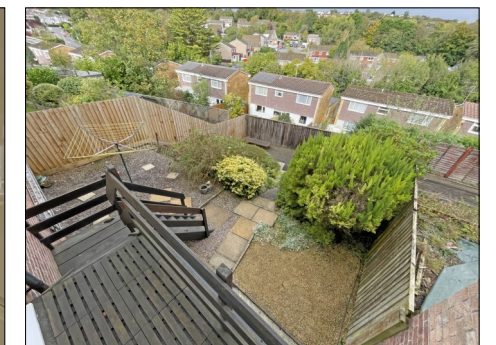
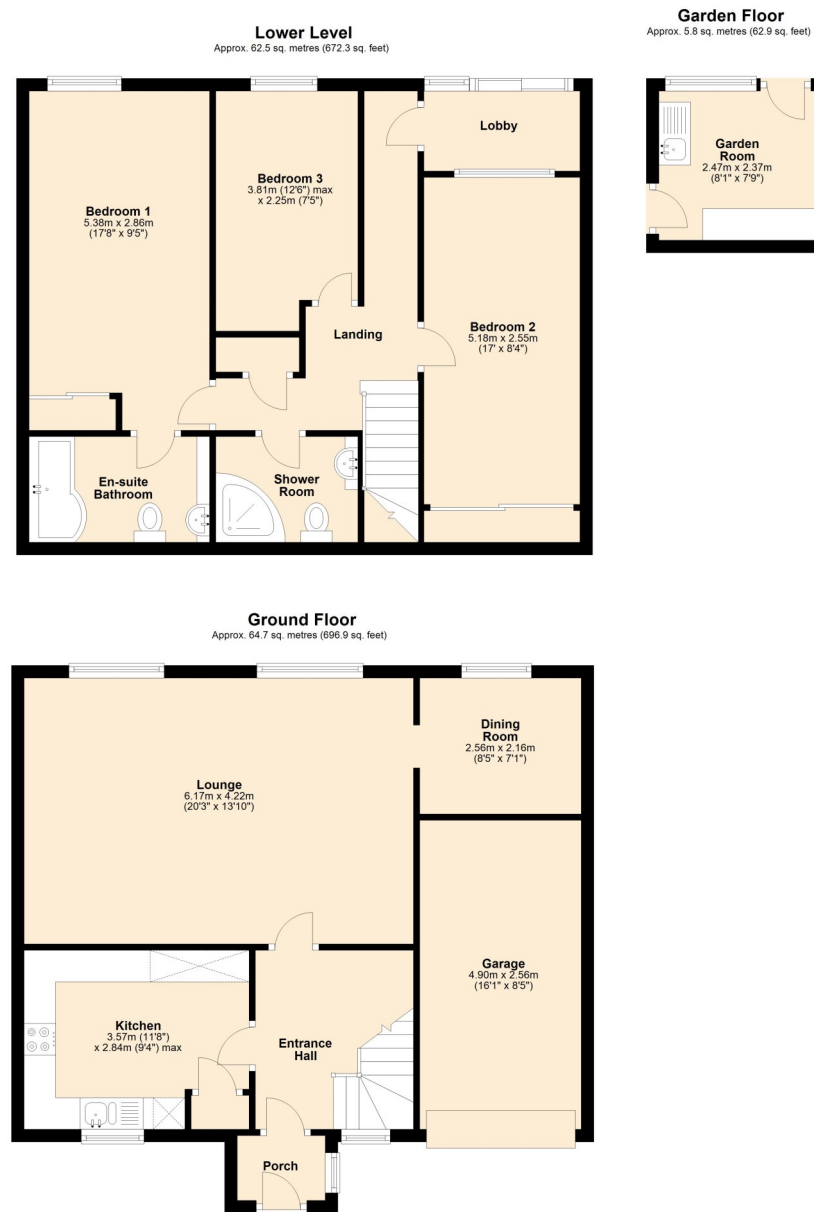
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

16/J/24 5568



**104 Lockington Avenue, Hartley,
Plymouth, PL3 5QQ**

**THREE GOOD SIZE BEDROOMS
EN-SUITE BATHROOM
LARGE LOUNGE
ATTRACTIVE REAR OUTLOOK
SOUGHT AFTER LOCATION
DRIVEWAY TO GARAGE**

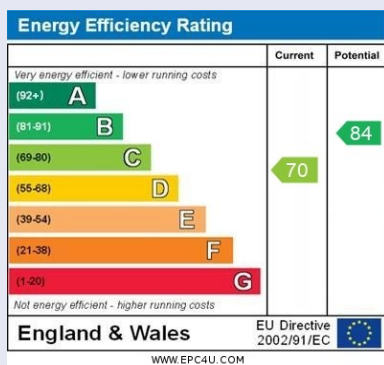
We feel you may buy this property because...

'This large family home is positioned in a sort of cul-de-sac and benefits from an attractive open outlook to the rear.'

**Offers In Excess Of
£300,000**

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.



www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Private Driveway and Garage

Outside Space

Front And Rear Gardens

Council Tax Band

D

Council Tax Cost 2024/2025

Full Cost: £2,214.87

Single Person: £1,661.15

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £2,500

Second Home or Investment

Property: £17,500

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

///only.words.sugars

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

Introducing...

Positioned in the highly sought-after area of Hartley, this family home offers spacious accommodation and is presented to a good standard throughout. The accommodation comprises: entrance hall, kitchen, large lounge, dining room, three good size bedrooms, en-suite bathroom, family shower room, rear lobby and access from the garden to a useful garden room with further access to under house cellar storage. Externally the property benefits from well tended gardens to the front and the rear, with the rear garden measuring 39' and being well stocked with a variety of mature shrubs and bushes. A driveway provides parking and access to the garage. With attractive open views to the rear, double glazing and gas central heating, Plymouth Homes highly recommend this spacious and desirable family home.

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

uPVC double glazed entrance door opening to:

ENTRANCE PORCH

Double glazed window to the side, door to:

ENTRANCE HALL

Double glazed window to the front, radiator, stairs descend to the lower level, door to:

LOUNGE**6.17m (20'3") x 4.22m (13'10")**

Impressive large room with two double glazed windows to the rear with an attractive open view, two radiators, coved ceiling, opening to:

DINING ROOM**2.56m (8'5") x 2.16m (7'1")**

Double glazed window to the rear, radiator, coved ceiling.

KITCHEN**3.56m (11'8") x 2.84m (9'4") max**

Fitted with a matching range of modern base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, electric double oven with a four ring gas hob and cooker hood above, double glazed window to the front, ceramic tiled floor, coved ceiling, boiler cupboard housing the gas combination boiler.

**LOWER LEVEL****LANDING**

Radiator, linen cupboard.

BEDROOM 1**5.38m (17'8") x 2.86m (9'5")**

Good size room with a full height double glazed window to the rear, radiator, coved ceiling, built in double wardrobe.

EN-SUITE BATHROOM

Modern suite comprising a 'P' shaped panelled bath with an independent shower and screen above, vanity wash hand basin, low-level WC, heated towel rail, extractor fan, coved ceiling.

BEDROOM 2**5.18m (17') x 2.54m (8'4")**

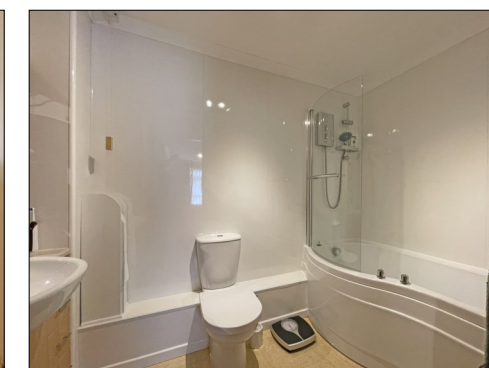
Double glazed window to the rear, fitted triple wardrobe with sliding doors, radiator.

BEDROOM 3**3.81m (12'6") max x 2.25m (7'5")**

Double glazed window to the rear, radiator, coved ceiling.

SHOWER ROOM

Suite comprising a quadrant shower cubicle, vanity wash hand basin, low-level WC, heated towel rail, extractor fan.

**LOBBY**

Double glazed window to the rear, uPVC double glazed patio doors opening to steps that lead down to the rear garden.

GARDEN FLOOR**GARDEN ROOM****2.47m (8'1") x 2.37m (7'9")**

Window to the rear, stainless steel sink unit with a mixer tap, work surface, access to the under house storage space.

OUTSIDE**FRONT**

To the front of the property is an attractive garden with well tended display borders stocked with mature shrubs and bushes. A driveway leads to the garage and there is a paved seating area and access to the front door.

GARAGE**4.90m (16'1") x 2.56m (8'5")**

With power and light connected, up and over vehicular door.

REAR**11.9m (39') x 9.1m (30')**

Attractive enclosed rear garden with a good size decked seating area incorporating a large summerhouse, established shrub display beds with ferns, shrubs and bushes, gravelled clothes drying area, external power point, steps lead up to the rear lobby and a door opens to the garden room.