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Opening Hours

Monday - Friday

9.15am—5.30pm

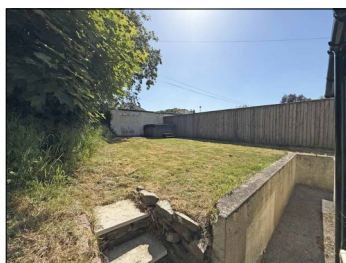
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

16/E/25 5718



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



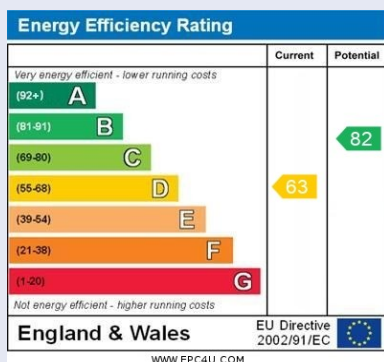
**22 Fountains Crescent, Pennycross,
Plymouth, PL2 3RA**

**SEMI DETACHED
SPACIOUS ACCOMMODATION
SECLUDED POSITION
OPEN OUTLOOK
THREE BEDROOMS
LARGE GARDEN**

We feel you may buy this property because...
'Of the lovely, secluded position, spacious accommodation and lovely sized garden.'

**Guide Price
£220,000 - £230000**

www.plymouthhomes.co.uk



Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Paarking

Outside Space
Front and Rear Gardens

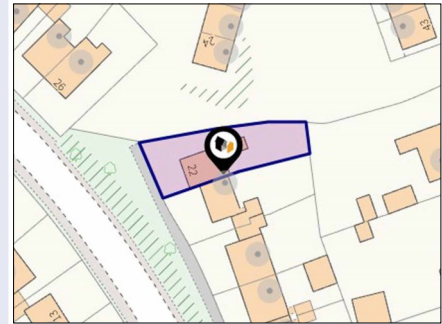
Council Tax Band
A

Council Tax Cost 2025/2026
Full Cost: £1,550.28
Single Person: £1,162.71

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,100
Second Home or Investment
Property: £13,600

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

Title Plan Guideline



Introducing...

This well-proportioned home is set within a secluded, elevated position and occupies a good-sized plot with a lovely large and private rear garden. Internally the accommodation offers: lounge/dining room, good sized kitchen, downstairs wc, three good sized bedrooms and bathroom. Further benefits include double glazing, central heating and a good amount of built in storage. Making the ideal first time or family home Plymouth Homes advise an early viewing to appreciate this spacious home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is to the side of the property via a uPVC glazed entrance door into the porch.

PORCH

With tiled flooring and uPVC glazed door opening into the entrance hall.

ENTRANCE HALL

With radiator, dado rail, stairs rising to the first-floor landing with an under-stairs recess and meter cupboard, cupboard housing the wall mounted boiler serving the heating system and domestic hot water.

LOUNGE/DINING ROOM

5.49m (18') x 4.48m (14'8")

A good-sized reception space with double glazed box window to the front enjoying the open outlook, double glazed window to the side, radiator.

KITCHEN

3.71m (12'2") max x 3.46m (11'4")

Fitted with a matching range of base and eye level units with worktop space over, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, extractor fan, spaces for fridge/freezer, dishwasher and cooker, double glazed window to the rear overlooking the garden, tiled flooring.

REAR LOBBY

With double glazed window to the side, tiled flooring, utility space with worktop and space for washing machine below, built in storage cupboard, uPVC half glazed door to garden, doors to the downstairs wc and storage.



DOWNSTAIRS WC

With obscure double-glazed window to the side and fitted with a two-piece suite comprising wall mounted wash hand basin, low-level WC, tiled splashbacks, tiled flooring.

STORAGE

2.41m (7'11") x 1.50m (4'11")

A useful storage space with double glazed window to rear.

FIRST FLOOR

LANDING

With access to loft space with retracting ladder, built in storage cupboard.

BEDROOM 1

3.81m (12'6") x 3.03m (9'11")

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

BEDROOM 2

3.46m (11'4") max x 3.35m (11') max

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

BEDROOM 3

2.70m (8'10") x 2.44m (8')

A good sized third bedroom with double glazed window to the front, radiator.



BATHROOM

2.21m (7'3") x 1.51m (5')

Fitted with a three-piece white suite comprising panelled bath with independent rainfall shower above and separate hand shower attachment, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled surround, radiator/towel rail, extractor fan, obscure double-glazed window to the rear, tiled flooring.

OUTSIDE:

FRONT

The property occupies a good-sized plot with an open front outlook and positioned in a secluded, elevated position at the end of a walkway from the roadside. The front is approached via a central, private pathway with lawned garden with hedged border to one side and a concrete bed, ideal for a storage shed, on the other. The main entrance is the side of the house with a pathway and secure gate onto the rear garden.

REAR

The private, rear garden is a particular feature of the property and measures **15.80m (51'10") in length x 8.32m (27'3")** in width. The majority of the garden is laid to lawn and enclosed by wall, fence and tree lined border. There is an external power supply, water tap and the hot tub is available by separate negotiations.

