

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

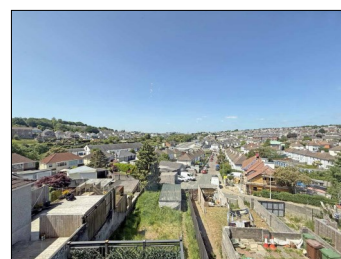
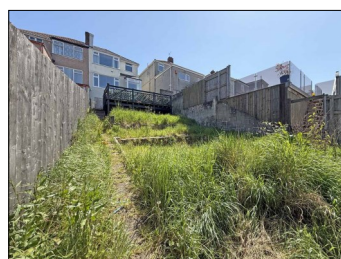
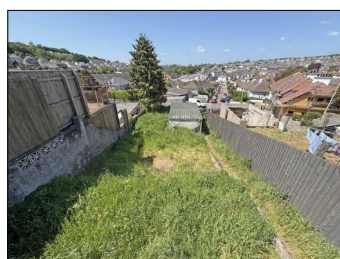
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

19/E/25 5720



Floor Plans...



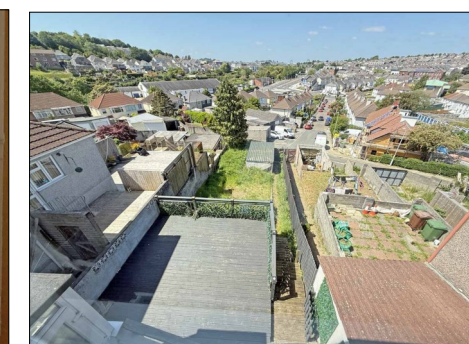
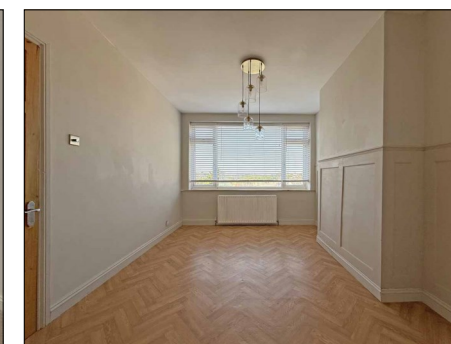
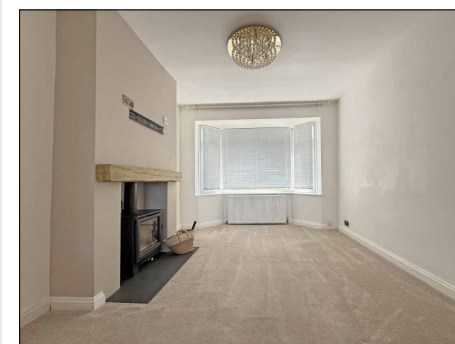
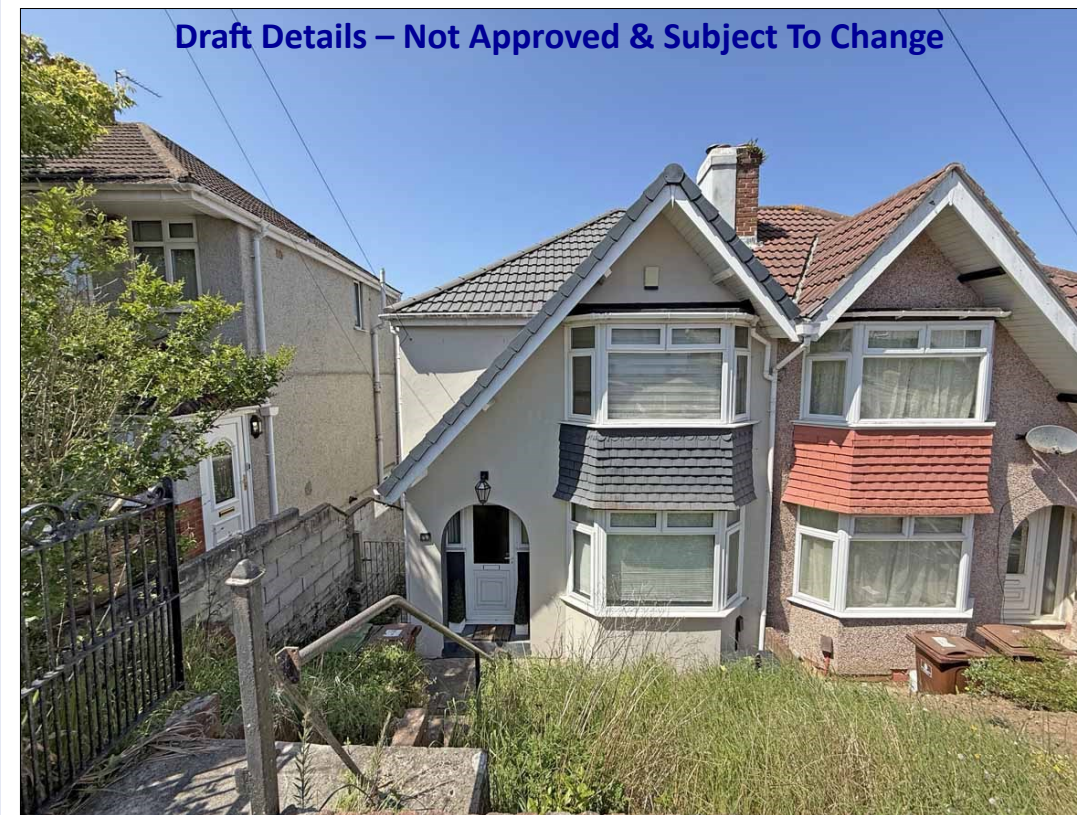
Further Information...

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

Draft Details – Not Approved & Subject To Change



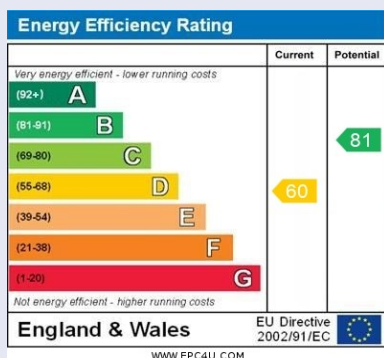
**SEMI DETACHED
LARGE GARDEN
THREE BEDROOMS
LOUNGE & DINING ROOM
BEAUTIFUL BATHROOM
NO ONWARD CHAIN**

**64 Cardinal Avenue, St Budeaux,
Plymouth, PL5 1UT**

We feel you may buy this property because...
'Of the accommodation on offer and the lovely large rear garden.'

£210,000

www.plymouthhomes.co.uk



Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage and Driveway
Potential

Outside Space
Large Rear Garden

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: £1,700
Second Home or Investment
Property: £12,200

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



Introducing...

Offered for sale with no onward chain this semi-detached home sits on a generous plot and boasts a large, west facing garden to the rear. Internally the accommodation comprises lounge with wood burning stove, dining room, kitchen, three bedrooms and a beautiful, fitted bathroom. Further benefits include a refitted roof, double glazing, central heating and externally there is driveway and garage potential to the rear. Plymouth Homes advise an early viewing to fully appreciate this lovely home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via an open plan porch with uPVC glazed door opening into the entrance hall.

ENTRANCE HALL

With radiator, stairs rising to the first-floor landing, two under-stairs storage cupboards, one housing the wall mounted boiler serving heating system and domestic hot water, doors to the kitchen and dining room.

DINING ROOM

3.60m (11'10") x 3.02m (9'11")

With double glazed picture window to the rear enjoying the open outlook, radiator, open plan into the lounge.

LOUNGE

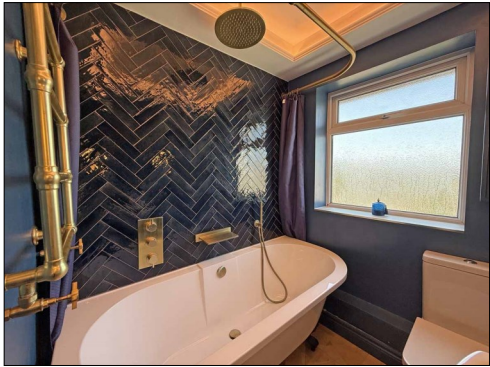
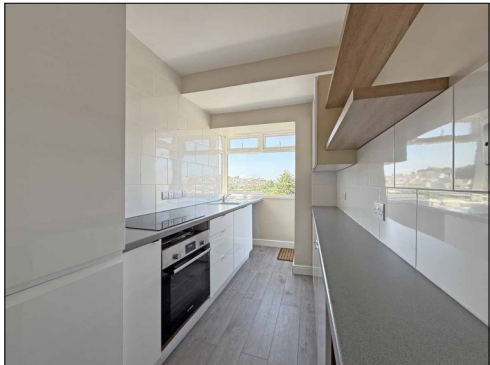
3.68m (12'1") max x 3.17m (10'5")

With double glazed bay window to the front, radiator, feature wood burning stove with wooden mantle.

KITCHEN

3.65m (12') x 1.78m (5'10") 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, integrated fridge and freezer, spaces for washing machine, fitted electric oven and four ring electric hob, double glazed windows to the rear, uPVC glazed door opening to the rear garden.



FIRST FLOOR

LANDING

With double glazed window to the side, access to the loft space with retracting ladder.

BEDROOM 1

3.60m (11'10") x 3.14m (10'4")

With double glazed picture window to the rear enjoying the open outlook, radiator.

BEDROOM 2

3.83m (12'7") max x 2.87m (9'5")

With double glazed bay window to the front, radiator.

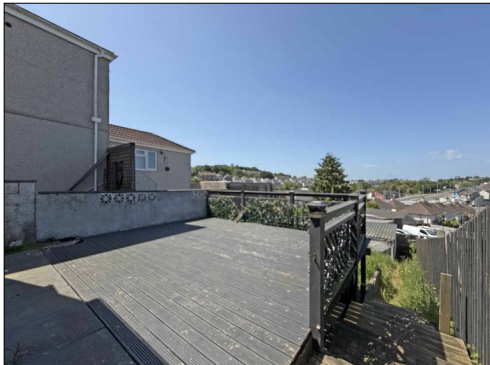
BEDROOM 3

2.26m (7'5") x 1.93m (6'4")

With double glazed window to the side, radiator.

BATHROOM

A beautiful bathroom, refitted with a three piece suite comprising roll top bath with ornamental feet, waterfall mixer tap, rainfall shower head and separate hand shower attachment, shower curtain rail, vanity wash hand basin with cupboard storage below, low-level WC, tiled surround, radiator/towel rail, extractor fan, wall mounted mirror with lighting, wall mounted cabinet, obscure double glazed window to the rear, wall lights, decorative coving to ceiling with inset lighting.



OUTSIDE:

FRONT

From the pavement eleven steps descend to the main entrance and a sloped lawned garden. To the left side a gate and pathway lead to the rear.

REAR

The rear garden is a particular feature of the property facing west and measuring **22.92m (75'2") max in length x 6.85m (22'5") max in width**. Adjoining the property is a lovely, decked seating area enjoying the open outlook to the rear. From here access is given to an under-stair cupboard and access into a useful cellar storage area (currently secured shut). Steps then descending to the main garden area which is laid to lawn with a pedestrian door into the workshop/garage and gate giving rear access to a hardstanding.

HARDSTANDING

Measuring **5.37m (17'7")** in length and accessing the rear service lane. Please note that the hardstanding could be used as a driveway for parking or to access the garage, subject to obtaining the relevant permissions for access from the rear service lane.

WORKSHOP/GARAGE

Measuring **2.49m (8'2") in width x 5.01m (16'5") in length**. With up and over garage door to the hardstanding, power supply and lighting. Usage as a garage is also subject to the required permissions mentioned previously.