

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:
06/F/25 5564

Floor Plans...

Can We Help Further?

Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the highly competitive fee of only £50 plus VAT. Please contact us on (01752) 514500 to book your appointment.

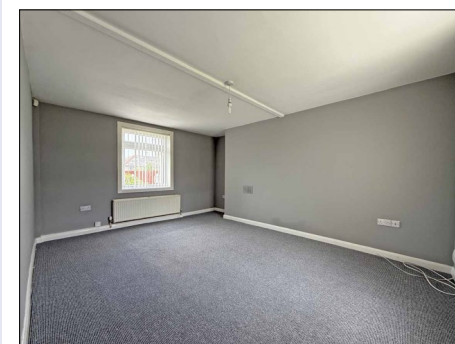
Further Information...

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



THREE BEDROOMS
SOUTH WEST GARDEN
OVERLOOKING A GREEN
GAS CENTRAL HEATING
MODERN BATHROOM
NO ONWARD CHAIN

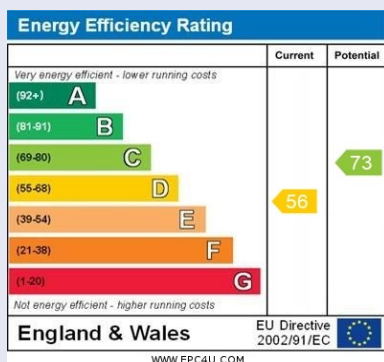
**21 Allenby Road, North Prospect,
Plymouth, PL2 3JH**

We feel you may buy this property because...

'This pleasant semi detached family home is positioned over looking a green and has a 32' south westerly facing garden.'

£180,000

www.plymouthhomes.co.uk



Number of Bedrooms
Three Bedrooms

Property Construction
Dorlonco Construction

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking

Outside Space
Front And Rear Gardens

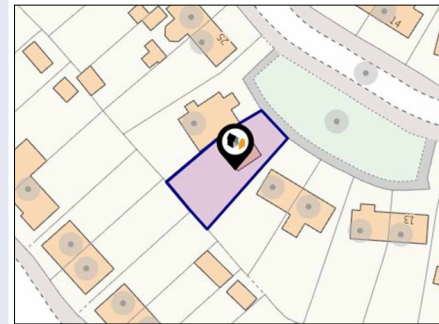
Council Tax Band
A

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

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,100
Second Home or Investment Property: £10,100

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.

Title Plan Guideline



Introducing...

Positioned in a pleasant position overlooking a green, this semi detached house is on a good size plot with a 32’ enclosed rear garden. The accommodation comprises: entrance hall, lounge, kitchen/dining room, bathroom and three bedrooms. Externally the property has a good size garden to the front and a south westerly facing rear garden. Offered for sale with no onward chain, Plymouth Homes highly recommend this family home.

The Accommodation Comprises...

GROUND FLOOR

uPVC double glazed entrance door opening to:

ENTRANCE HALL

Double glazed window to the front, stairs to the first floor landing, door to:

LOUNGE

5.16m (16'11") x 2.00m (6'7")

Double glazed windows to the front and rear, radiator.

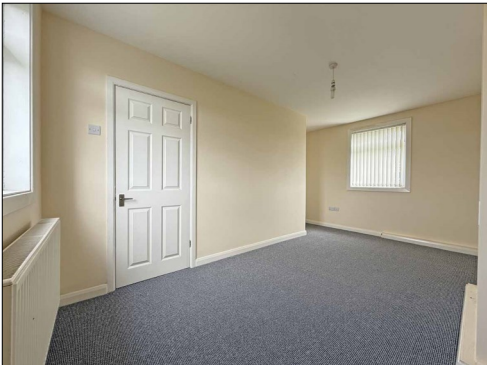
KITCHEN/DINING ROOM

3.59m (11'9") x 2.96m (9'9") 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, plumbing for washing machine, space for fridge/freezer, electric oven with a four ring gas hob and cooker hood above, two double glazed windows to rear, radiator, uPVC double glazed door to the garden.

BATHROOM

Modern suite comprising a panelled bath with independent electric shower above, wash hand basin, low-level WC, part tiled walls, frosted double glazed window to the side, ceramic tiled floor.



FIRST FLOOR

LANDING

Double glazed window to the rear, radiator, access to the loft, boiler cupboard housing the wall mounted gas combination boiler.

BEDROOM 1

4.84m (15'11") x 2.61m (8'7")

Double glazed windows to the front and rear, storage cupboard.

BEDROOM 2

3.17m (10'5") x 2.74m (9')

Double glazed window to the front, radiator.

BEDROOM 3

2.75m (9') x 2.07m (6'10")

Double glazed window to rear, radiator.

OUTSIDE

FRONT

This home is positioned overlooking a green and has a front garden that is mainly laid to lawn, a path leads to the front door and side path.

REAR

9.7m (32') x 9.4m (31')

The good size rear garden is of a south westerly direction, mainly laid to lawn, decked area, path to the front, outside water tap, enclosed by fencing and a block wall.

