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

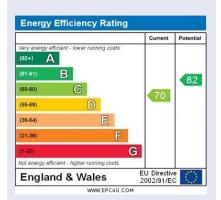
Email Us info@plymouthhomes.co.uk

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: 13/F/25 5737



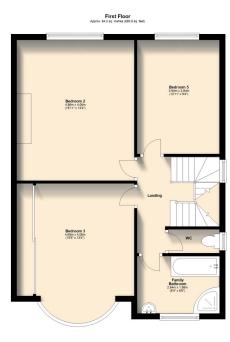


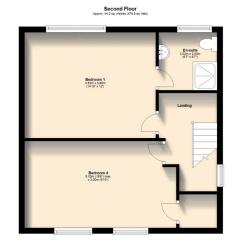




Ground Floor







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.











TWO RECEPTION ROOMS

KITCHEN/BREAKFAST ROOM

DOWNSTAIRS WC

EN-SUITE SHOWER ROOM

LARGE REAR GARDEN

PANORAMIC REAR VIEWS

Ashcrest, 55 Venn Grove, Hartley, Plymouth, PL3 5PH

We feel you may buy this property because...
'Of the popular location, substantial accommodation and the lovely,
large south westerly facing garden.'

£525,000

www.plymouthhomes.co.uk

Number of Bedrooms

Five Double Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Private Driveway

Outside Space

Large Rear Garden

Council Tax Band

D

Council Tax Cost 2025/2026

Full Cost: £2,325.42 Single Person: £1,744.07

Stamp Duty Liability

First Time Buyer: Nil Main Residence: £16,250 Home or Investment Property: £42,500

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 particularly spacious home is located within the ever popular residential area of Hartley and boasts five double bedrooms, a lovely, large south westerly facing rear garden and views across Plymouth, towards Plymouth Sound and Cornwall beyond. Internally the remaining accommodation offers porch, entrance hall, separate dining room, living room opening to a veranda, kitchen/breakfast room, en-suite, family bathroom and a downstairs wc. Further benefits include double glazing, central heating and a brick paved private driveway. Plymouth Homes advise an early viewing to fully appreciate the overall size and surroundings of this perfect family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a part glazed entrance door opening into the porch.

PORCH

With picture rail and door opening into the entrance hall.

ENTRANCE HALL

A lovely, spacious hall with obscure double-glazed window to the side, radiator, parquet flooring, picture rail and stairs rising to the first-floor landing with an understairs storage cupboard.

DINING ROOM

4.65m (15'3") x 4.06m (13'4")

With double glazed bow window to the front, feature open fireplace set within a wooden surround, radiator, parquet flooring, picture rail, coving to ceiling.

LIVING ROOM

4.86m (15'11") x 4.06m (13'4")

With feature open fireplace set within a wooden surround, radiator, picture rail, coving to ceiling, glazed patio door opening to the veranda.

VERANDA

3.88m (12'9") x 2.56m (8'5")

A lovely, covered and decked seating area enjoying the outlook over the rear garden, with door to the kitchen/breakfast room and steps to the garden.

KITCHEN/BREAKFAST ROOM

6.58m (21'7") x 2.84m (9'4")

Fitted with a matching range of base and eye level units with worktop space above, breakfast bar, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, under-unit lighting, spaces for fridge/freezer, dishwasher, washing machine, range cooker, built in microwave, wall mounted cooker hood, double glazed windows to the side and rear, the rear overlooking the garden, radiator, wood effect laminate flooring, recessed ceiling spotlights, plinth heater, understairs pantry with obscure double glazed window to the side and housing the wall mounted boiler serving the heating system and domestic hot water, door to the entrance hall.

DOWNSTAIRS WC

1.68m (5'6") x 1.37m (4'6")

With obscure double-glazed window to front and fitted with a two-piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC, radiator/towel rail, tiled splashbacks, coving to ceiling.







FIRST FLOOR

LANDING

With obscure double-glazed window to the side and stairs rising to the second-floor landing.

BEDROOM 2

4.86m (15'11") x 4.06m (13'4")

A lovely sized double bedroom with double glazed window to the rear with views of the rear garden and across Plymouth, living flame effect gas fire set within a wooden surround, radiator, picture rail, coving to ceiling.

BEDROOM 3

4.69m (15'5") x 4.06m (13'4")

Another double bedroom with double glazed bow window to the front, built in wardrobe, radiator, picture rail, coving to ceiling.

BEDROOM 5

3.94m (12'11") x 2.84m (9'4")

A fifth double bedroom with double glazed window to the rear, radiator, painted floorboards, picture rail, coving to ceiling.

FAMILY BATHROOM

Fitted with a three-piece suite comprising panelled bath, pedestal wash hand basin, shower cubicle, tiled splashbacks, extractor fan, obscure double-glazed window to the front, tiled flooring, recessed ceiling spotlights.

SEPARATE WC

With obscure double-glazed window to the side and fitted with a low-level WC, tiled splashbacks.

SECOND FLOOR

LANDING

With circular double-glazed window to the side, doors to both bedrooms.

BEDROOM 1

4.53m (14'10") x 3.66m (12')

A lovely sized double bedroom with double glazed picture window to the rear with panoramic views across Plymouth towards the Sound and Cornwall, radiator, door into the ensuite.

EN-SUITE

Fitted with three-piece suite comprising vanity wash hand basin with cupboard storage below, shower cubicle with fitted electric shower above, low-level, tiled splashbacks, extractor fan, wall mounted mirror, shaver point, obscure double-glazed window to the rear, radiator.

BEDROOM 4

5.03m (16'6") max x 3.00m (9'10")

Another double bedroom with partially sloping ceilings, two double glazed Velux skylight windows to the front, radiator, built in storage cupboard, access to eaves storage space.

OUTSIDE:

FRONT

The property occupies a substantial plot, approached from the front via a brick paved private driveway with hedged and flower borders and leading to the main entrance. To the side, a gate and pathway lead to the rear of the property.

REAR

The rear garden is a particular feature of the property, being south westerly facing and measuring approximately **24.01m** (78'9") in length x 10.25m (33'7") in width. Adjoining the rear of the property the raised veranda descends to further decked and paved areas and the pathway and gate to the front. The remainder of the garden is mostly laid to lawn with a selection of mature trees, shrubs and fruit trees all enclosed. The lower garden area then accesses a timber garden shed and greenhouse.





