

## 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](mailto:info@plymouthhomes.co.uk)

## Website

[www.plymouthhomes.co.uk](http://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**



## 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



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

**FIVE DOUBLE BEDROOMS  
TWO RECEPTION ROOMS  
KITCHEN/BREAKFAST ROOM  
DOWNSTAIRS WC  
EN-SUITE SHOWER ROOM  
LARGE REAR GARDEN  
PANORAMIC REAR VIEWS**

*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](http://www.plymouthhomes.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	82
WWW.EPC4U.COM			



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 under-stairs 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 en-suite.

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.