

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

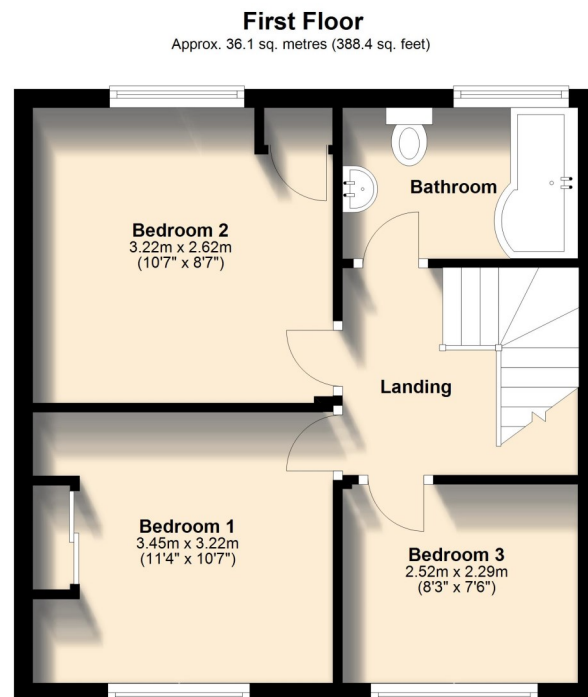
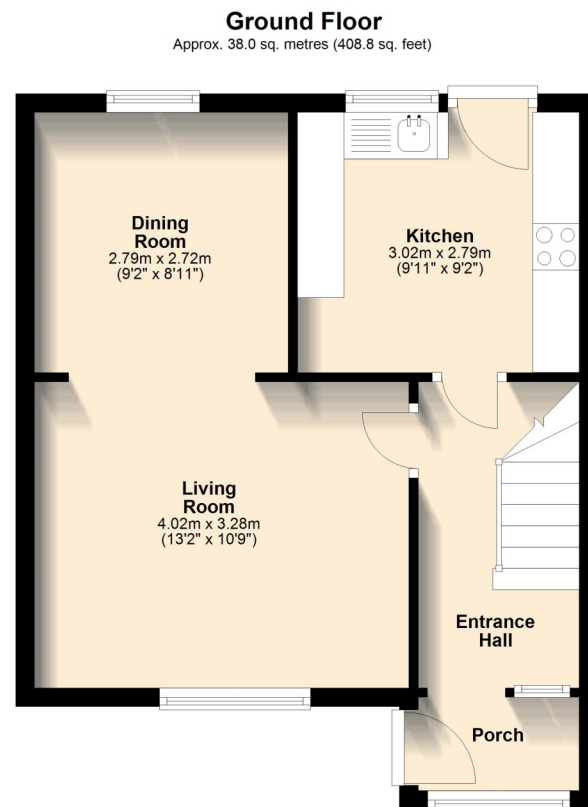
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

25/G/25 5755

Floor Plans...

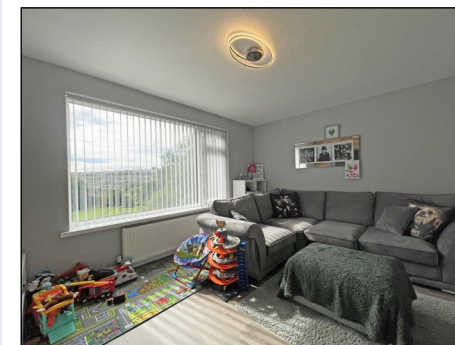


Further Information...

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



THREE BEDROOMS
BEAUTIFULLY PRESENTED
THROUGHOUT
GARAGE
MODERN BATHROOM
CONVENIENT LOCATION
VIEWING RECOMMENDED

**29 Ashford Close, Mannamead,
Plymouth, PL3 5AG**

We feel you may buy this property because...
'Of the beautiful accommodation and convenient, central location on offer.'

£210,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	74
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage

Outside Space
Front & Rear Gardens

Council Tax Band
B

Council Tax Cost 2025/2026
Full Cost: £1,808.67
Single Person: £1,356.50

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,700
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.

Title Plan Guideline



Introducing...

This very well presented family home is positioned in a sought after and central location. The accommodation comprises: entrance porch, hallway, lounge opening into dining room, modern kitchen, three bedrooms and a modern bathroom. Externally, the property has a tiered garden with access to a utility/garden room and also a garage. Offered for sale with gas central heating and double glazing, an internal inspection can be highly recommended.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

PORCH

With double glazed windows to the front, opening into the entrance hallway.

ENTRANCE HALL

Radiator, stairs to the first floor landing.

LIVING ROOM

4.02m (13'2") x 3.28m (10'9")

With a double glazed window to the front with a good open aspect, radiator, open plan to:

DINING ROOM

2.79m (9'2") x 2.72m (8'11")

With a double glazed window to the rear, radiator.

KITCHEN

3.02m (9'11") x 2.79m (9'2")

Fitted with a matching range of modern base and eye level units with worktop space above, sink with a mixer tap, oven with a four ring hob and cooker hood above, a double glazed window and door to the rear garden, space for fridge/freezer, tiled splash backs.



FIRST FLOOR

With access to the loft space.

BEDROOM 1

3.45m (11'4") x 3.22m (10'7")

A double sized bedroom with a double glazed window to the front, Storage cupboard, radiator.

BEDROOM 2

3.22m (10'7") x 2.62m (8'7")

A second double bedroom with a double glazed window to the rear, storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water, radiator.

BEDROOM 3

2.52m (8'3") x 2.29m (7'6")

A single bedroom with a double glazed window to the front.

BATHROOM

2.52m (8'3") X 1.62m (5'4")

Fitted with three-piece suite comprising of bath with shower over, vanity wash hand basin, low-level WC, window to rear, heated towel rail, frosted double glazed window to the rear.



OUTSIDE

FRONT

To the front of the property is an area of garden with decking and chippings, steps rise to the front door.

REAR

To the rear of the property is a tiered garden with a patio seating area measuring approximately 5.48m (18'06) x .3.06m (10'05) and access to a utility/garden room.

GARAGE

With light and power.