

## Contact us

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### 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:

31/J/25 5823

## 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



**25 Rockfield Avenue, Southway,  
Plymouth, PL6 6DX**

*We feel you may buy this property because...*  
'Of the size and potential on offer.'

**£140,000**

**MODERNISATION REQUIRED**  
**THREE BEDROOMS**  
**LOUNGE/DINING ROOM**  
**DOWNSTAIRS WC**  
**CENTRAL HEATING**  
**ENCLOSED REAR GARDEN**  
**NO ONWARD CHAIN**

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C	72	
(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	
WWW.EPC4U.COM		



Number of Bedrooms  
Three Bedrooms

Property Construction  
Cavity Brick Walls

Heating System  
Gas Central Heating

Water Meter  
No

Parking  
On Street Parking

Outside Space  
Rear Garden

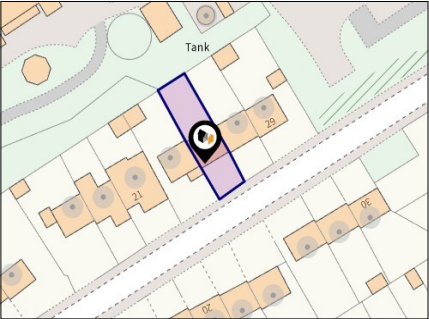
Council Tax Band  
B

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

Stamp Duty Liability  
First Time Buyer: Nil  
Main Residence: £300  
Home or Investment  
Property: £7,300

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 well-proportioned terraced home requires complete modernisation throughout and is sold with no onward chain. Internally the accommodation comprises lounge/dining room, downstairs wc, utility and kitchen. On the first floor are three good sized bedrooms, bathroom and a separate wc. Further benefits include double glazing, central heating and an enclosed rear garden. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to appreciate the size and potential on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a uPVC glazed sliding door opening into the porch.

PORCH

With double glazed windows to the front and side, door into the entrance hall.

ENTRANCE HALL

With obscure double-glazed window into the porch, radiator, stairs rising to the first-floor landing.

LOUNGE/DINING ROOM

6.71m (22') max x 3.37m (11'1")

A spacious reception room with uPVC double glazed bay window to the rear and double-glazed window to the front, coal effect living flame gas fire set in a tiled and stone surround, radiator.

DOWNSTAIRS WC

1.86m (6'1") x 1.45m (4'9")

With obscure double-glazed window into the porch, fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, shaver point, tiled splashbacks.

UTILITY

1.57m (5'2") x 1.45m (4'9")

Ideal for domestic appliances and storage.



KITCHEN

3.43m (11'3") x 2.39m (7'10")

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, spaces for fridge, freezer and washing machine, fitted electric oven and four ring gas hob with pull out cooker hood above, understairs storage cupboard, double glazed window to the rear, uPVC half glazed door opening to the garden.

FIRST FLOOR

LANDING

With double glazed window to the rear, access to the loft space.

BEDROOM 1

3.37m (11'1") x 3.25m (10'8")

A good-sized double bedroom with double glazed window to the front, fitted bedroom suite comprising built-in wardrobes with overhead cupboards and drawer storage, radiator, built-in cupboard with shelving and housing the wall mounted boiler serving the heating system and domestic hot water.

BEDROOM 2

4.10m (13'5") x 2.44m (8')

A second double bedroom with double glazed window to the front, radiator.



BEDROOM 3

2.75m (9') x 2.47m (8'1")

A good-sized single bedroom with double glazed window to the rear, radiator.

BATHROOM

Fitted with two-piece suite comprising panelled bath with independent electric shower above, shower screen, pedestal wash hand basin, tiled splashbacks, obscure double-glazed window to the rear, radiator.

WC

With obscure double-glazed window to the rear and fitted with a low level wc.

OUTSIDE:

FRONT

The front is approached via steps and a garden area leading to the entrance porch.

REAR

The rear opens to a garden measuring **13.2m (43'7") in length x 7.48m (24'6") in width**. Much of the garden is laid to lawn with a selection of trees and shrubs, enclosed by fencing and backing onto Beechwood Primary School.

