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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

12/K/25 5831



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

Draft Details – Not Approved & Subject To Change



FOUR BEDROOMS
LOUNGE/DINING ROOM
KITCHEN/BREAKFAST ROOM
DOWNSTAIRS WC
CONSERVATORY
DRIVE & GARAGE
ENCLOSED REAR GARDEN

50 Samuel Bassett Avenue, Southway,
Plymouth, PL6 6FL

We feel you may buy this property because...

‘Of the spacious accommodation and popular residential location within the North side of the city.’

£290,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	89
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	77
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Number of Bedrooms
Four Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Garage

Outside Space
Enclosed Garden

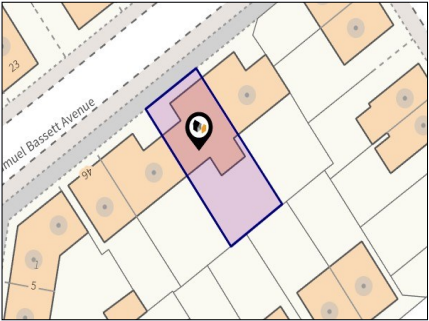
Council Tax Band
D

Council Tax Cost 2025/2026
Full Cost: £2,325.42
Single Person: £1,744.07

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £4,500
Home or Investment
Property: £19,000

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 deceptively spacious, modern home sits within a popular development and boasts a private driveway and good size garage. Internally the accommodation offers kitchen/breakfast room, lounge/dining room, conservatory, downstairs wc, four bedrooms (three doubles), en-suite and a family bathroom. Further benefits include double glazing, central heating and externally there is an enclosed rear garden. Plymouth Homes advise an early viewing to fully appreciate the accommodation on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With radiator, wood effect laminate flooring, stairs rising to the first-floor landing.

KITCHEN/BREAKFAST ROOM

3.56m (11'8") x 2.66m (8'9")

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, tiled splashbacks, extractor fan, wall mounted boiler serving the heating system and domestic hot water, integrated dishwasher, electric oven and four ring electric hob with stainless steel cooker hood, spaces for fridge/freezer and washing machine, double glazed window to the front, radiator, recessed ceiling spotlights.

LOUNGE/DINING ROOM

4.95m (16'3") max x 4.28m (14')

A good-sized reception space with double glazed window into the conservatory, radiator, wood effect laminate flooring, understairs storage cupboard, uPVC glazed double doors opening into the conservatory.

CONSERVATORY

3.44m (11'3") x 2.28m (7'6")

With uPVC double glazed windows to the side and rear, wood effect laminate flooring, light and power, uPVC glazed patio door opening onto the garden.

DOWNSTAIRS WC

With obscure double-glazed window to the front and fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, tiled splashbacks, radiator.



FIRST FLOOR

LANDING

With radiator, built in storage cupboard and access to the loft space.

BEDROOM 1

4.35m (14'3") x 2.81m (9'3")

A good-sized double bedroom with double glazed window to the front, radiator, door into the en-suite.

EN-SUITE

Fitted with three-piece suite comprising pedestal wash hand basin, shower enclosure with fitted electric shower above, shower screen, low-level WC, tiled splashbacks, extractor fan, obscure double-glazed window to the rear, radiator.

BEDROOM 2

4.12m (13'6") max x 2.81m (9'3")

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

BEDROOM 3

3.71m (12'2") max x 2.81m (9'3")

A third double bedroom with double glazed window to the rear, radiator.

BEDROOM 4

3.08m (10'1") max x 2.04m (6'8")

A good-sized single bedroom with double glazed windows to the front and side, radiator, built in storage cupboard.

BATHROOM

2.04m (6'8") x 1.68m (5'6")

Fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, obscure double-glazed window to the rear.



OUTSIDE:

FRONT

The front of the property is approached via a paved pathway to the covered main entrance. To the right side a private driveway measuring 3.61m (11'10") also leads to the garage.

REAR

The rear opens to a garden measuring 10.02m (32'10") in length x 8.41m (27'7") in width. The garden comprises two paved seating areas and lawn with established trees and shrubs, all enclosed wooden fencing. There is an outside power supply and pedestrian rear door opening to the garage.

GARAGE

5.48m (18') x 2.81m (9'3")

A good-sized garage with up and over garage door to the driveway, power supply and lighting.

AGENT'S NOTE

We're informed there is an estate charge of £154.91 per year

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.

