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

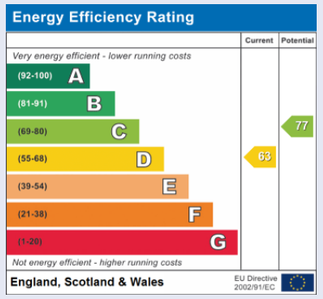
Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
03/G/26 6011



Can We Help Further?

Selling a Property?
At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

Would You Like a Solicitor Recommendation?
We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

Require a Mortgage?
If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

Lettings
Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

Need an EPC?
We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. Please contact us on (01752) 514500 to book your appointment.

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

CENTRALLY LOCATED
TWO BEDROOMS
WELL PRESENTED
ATTRACTIVE GARDEN
GOOD SIZE KITCHEN/DINER
MODERN BATHROOM
VIEWING RECOMMENDED

9 Clinton Avenue, Lipson, Plymouth, PL4 7HA

We feel you may buy this property because…
'This beautifully presented home has two good size bedrooms and an attractive 44' enclosed rear garden.'

£220,000

www.plymouthhomes.co.uk

Number of Bedrooms
Two Double Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking

Outside Space
Enclosed Garden

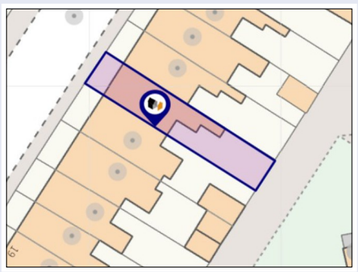
Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,900
Home or Investment Property: £12,900

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 presented older style home is positioned on a good size plot with an attractive 44' south easterly facing garden to the rear. The well proportioned accommodation comprises: entrance hall, lounge, kitchen/ dining room, utility room, two bedrooms and a modern bathroom. Externally, the property has well tended gardens to the front and rear. Plymouth Homes highly recommend a viewing of this comfortable family home.

The Accommodation Comprises…

GROUND FLOOR

uPVC double glazed entrance door opening to:

ENTRANCE HALL
Radiator, picture rail, stairs to the first floor landing.

LOUNGE
4.44m (14'7") x 3.56m (11'8")
Double glazed bay window to the front, coal effect electric fire with set in a feature wooden surround, radiator, picture rail, recessed spotlights.

KITCHEN/DINING ROOM
4.59m (15'1") max x 3.69m (12'1")
Fitted with a matching range of modern base and eye level units, composite sink unit with a single drainer and mixer tap, gas point for a range style cooker with a cooker hood above, double glazed window to the rear, radiator, tiled splashbacks, under-stairs storage cupboard.

UTILITY ROOM
3.68m (12'1") max x 1.86m (6'1")
Plumbing for washing machine, space for fridge/freezer and tumble dryer, frosted double glazed window to the side, radiator.

FIRST FLOOR

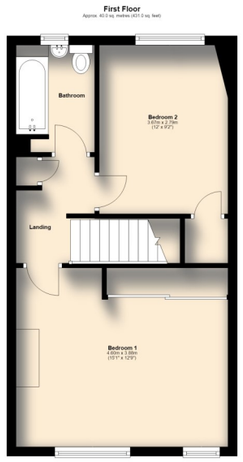
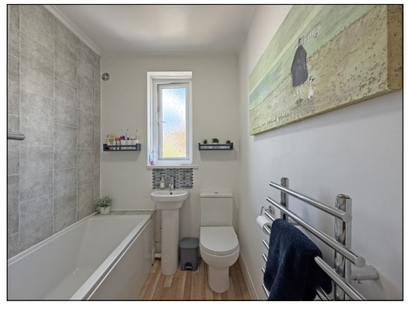
LANDING
Access to the loft, linen cupboard.

BEDROOM 1
4.60m (15'1") x 3.88m (12'9")
Two double glazed windows to the front, built-in triple wardrobe with sliding doors, radiator.

BEDROOM 2
3.67m (12') x 2.79m (9'2")
Double glazed window to the rear, radiator.

BATHROOM
Modern suite comprising a panelled bath with independent electric shower and screen above, pedestal wash hand basin, low-level WC, part tiled walls, heated towel rail, extractor fan, frosted double glazed window to the rear, coved ceiling.

OUTSIDE

FRONT
Well kept area of gravelled garden with an inset hydrangea plant, path with steps leading to the front door.

REAR
13.4m (44') x 4.6m (15')
Attractive south easterly facing rear garden, mainly laid to lawn with a good size seating area, 2 sheds, enclosed by a wall with a rear access gate, outside water tap.