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Opening Hours

Monday - Friday
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

17/D/26 5929

Floor Plans...



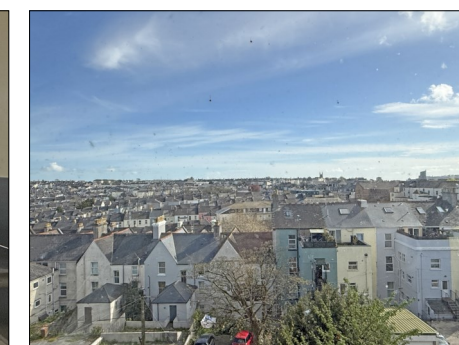
Further Information...

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



**CENTRALLY LOCATED
PERIOD HOME
MODERNISATION REQUIRED
FOUR STOREY HOME
VERSATILE
ACCOMMODATION
SOUTH FACING GARDEN
NO ONWARD CHAIN**

**26 College Avenue, Mannamead,
Plymouth, PL4 7AN**

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

£260,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Double Bedrooms

Property Construction
Solid Stone/Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Permit Parking

Outside Space
South Facing Garden

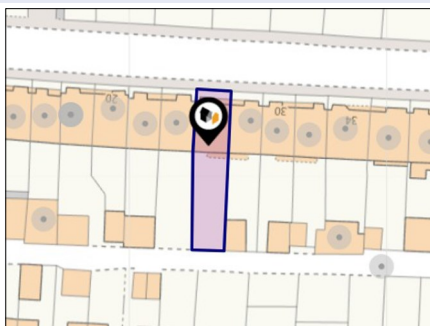
Council Tax Band
C

Council Tax Cost 2026/2027
Full Cost: £2,170.53
Single Person: £1,627.90

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £3,000
Home or Investment
Property: £16,000

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 substantial, four storey period home requires extensive modernisation with huge scope to develop the spacious and versatile accommodation into a lovely home. Internally the property currently offers entrance porch and hallway, lounge, dining room and utility/wc on the ground floor. Stairs then rise to the first floor where there are two large bedrooms, a kitchen, shower room and further stairs to the second floor where there is a third double bedroom enjoying views across Plymouth. From the entrance hall, stairs then descend to the basement level where there is a large room measuring 8.53m (28') x 5.92m (19'5") with a high ceiling and offering potential to extend the living accommodation of the house. To the rear of the property enjoys a good sized, southerly facing garden with the possibility of adding parking or a garage, subject to obtaining the relevant permissions. 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 part glazed door opening into the porch.

PORCH

3.02m (9'11") x 0.96m (3'2")

With double glazed windows to the front, feature tiled flooring, polycarbonate roof, open plan into the entrance hall.

ENTRANCE HALL

5.24m (17'2") x 1.30m (4'3")

With radiator, dado and picture rails, stairs rising to the first-floor landing, understairs door and staircase to the basement level.

LOUNGE

5.13m (16'10") max x 3.91m (12'10")

With double glazed box window to the front, decorative feature fireplace, picture rail, coving to ceiling, open plan into the dining room.

DINING ROOM

5.27m (17'3") x 3.28m (10'9")

With double glazed bay window to the rear, decorative fireplace, radiator, picture rail, coving to ceiling, uPVC glazed door opening to the balcony, door to the entrance hall.

UTILITY/WC

3.19m (10'6") x 2.71m (8'11")

With double glazed window to the rear, low level wc, base unit with inset sink unit with drainer, built in storage cupboards, picture rail.



FIRST FLOOR

LANDING

With stairs rising to the second-floor landing, doors to all rooms.

BEDROOM 1

5.18m (17') max x 3.53m (11'7")

A large double bedroom with double glazed box window to the front, radiator, picture rail, coving to ceiling.

BEDROOM 2

4.33m (14'3") x 3.53m (11'7")

A second, large double bedroom with double glazed windows to the rear, picture rail, coving to ceiling.

KITCHEN

2.78m (9'1") x 2.47m (8'1")

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, space for washing machine, fitted eye level electric oven, four ring gas hob.

SHOWER ROOM

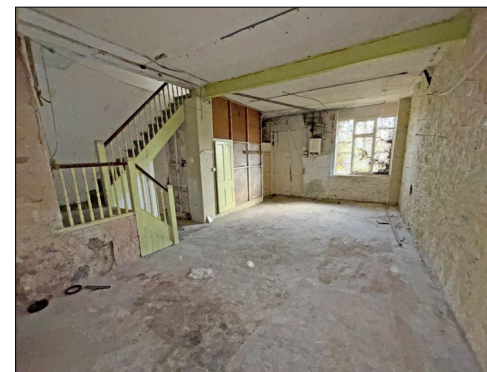
2.47m (8'1") x 2.24m (7'4")

Fitted with a three-piece suite comprising double shower enclosure with fitted electric shower, pedestal wash hand basin, tiled splashbacks, low-level WC, extractor fan, two double glazed windows to the rear, built in storage cupboard, radiator, concealed hot water cylinder.

SECOND FLOOR

LANDING

With obscure skylight window to the rear, access to the roof space, built in storage cupboard, door to bedroom 3.



BEDROOM 3

5.13m (16'10") max x 3.68m (12'1")

A third double bedroom with double glazed bay window to the rear enjoying the panoramic rooftop views across Plymouth, radiator, decorative fireplace.

BASEMENT LEVEL

From the entrance hall an understairs staircase descends to the basement.

BASEMENT

8.53m (28') x 5.92m (19'5")

A useful, versatile space offering lots of potential to extend the living accommodation of the property. With window to the rear, high ceiling, built in storage cupboards, wall mounted boiler serving the heating system and domestic hot water, access to a shower room and door opening to the rear garden of the property.

SHOWER ROOM

3.07m (10'1") x 1.37m (4'6")

Fitted shower area with fitted electric shower above, pedestal wash hand basin.

OUTSIDE

FRONT

The front is approached via a small garden area with path to the main entrance.

REAR

A particular feature of the property is the southerly facing rear garden. Please note, the garden is currently overgrown and inaccessible. Please refer to the title plan for a rough guide of it's size.