

# property details **approval form**

80 Priory Road, Plymouth, Devon, England, PL3 5ER

**Date:** 18 April 2026

**Property Ref and Version:** MUP109069 - 0001

# selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£150,000

Tenure: Freehold

## >> **key features**

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- > TWO BEDROOM TERRACE COTTAGE-STYLE PROPERTY
- > SOUGHT AFTER QUIET LOCATION
- > FULL OF CHARACTER AND CHARM
- > IDEAL FIRST TIME PURCHASE OR INVESTMENT
- > PRIVATE REAR GARDEN
- > CLOSE TO LOCAL AMENITIES
- > EPC Rating: D

## >> **short description**

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Charming two-bedroom cottage-style terrace in sought-after Priory Road, Plymouth. Packed with character and potential, this home offers an exciting opportunity for buyers looking to modernise and create something special.

## >> **long description**

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Located on the ever-popular Priory Road in Plymouth, this charming two-bedroom terraced cottage-style home offers a wonderful opportunity for buyers seeking a property full of character, comfort, and future potential.

With a warm and inviting feel, the accommodation comprises a cosy lounge to the front, perfect for relaxing or entertaining, along with a fitted kitchen to the rear offering practical workspace and storage, on the ground level we also find the family bathroom.

Upstairs, the property benefits from two well-proportioned bedrooms, making it an ideal choice for first-time buyers, downsizers, or investors alike.

The home enjoys a lovely cottage-style feel throughout, blending charm with practicality, while still offering scope for improvement any new owner to add their own personal touch over time.

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To the rear, there is a private enclosed court yard style garden providing an excellent space for outdoor dining, or simply unwinding in the warmer months.

Priory Road is a convenient and well-regarded residential location, close to a range of local amenities, schools, transport links, and within easy reach of Plymouth city centre.

A delightful home with plenty to offer, early viewing is strongly recommended to fully appreciate the accommodation and lifestyle on offer.

## >> **directions**

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## >> **Agent Note**

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## >> **room description**

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### **Living Room**

13' 9" x 12' 2" ( 4.19m x 3.71m )

### **Kitchen**

13' 1" x 10' 4" max ( 3.99m x 3.15m max )

### **Family Bathroom**

### **Bedroom 1**

13' 5" x 12' 2" ( 4.09m x 3.71m )

### **Bedroom 2**

12' 6" x 10' 2" ( 3.81m x 3.10m )

### **Garden**

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## >> property images



**Your Fox & Sons office:** 28 Mannamead Road, Mutley Plain, PLYMOUTH, Devon, PL4 7AA  
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## >> **property images**



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**>> property images**

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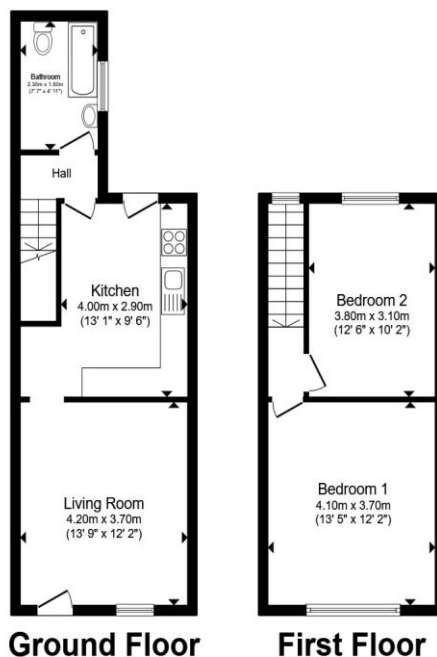
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## >> floor plan



Total floor area 67.9 m<sup>2</sup> (731 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## >> approval

Signature

Date

	Signature	Date
Lee Coxon		
Mrs K. Jago		

**Your Fox & Sons office:** 28 Mannamead Road, Mutley Plain, PLYMOUTH, Devon, PL4 7AA

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