

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:

08/E/26 5953



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



**29 Meavy Avenue, Crownhill,
Plymouth, PL5 3AH**

**THREE BEDROOMS
EXTENDED MODERN
KITCHEN
72' WESTERLY GARDEN
SOUGHT AFTER LOCATION
LARGE DINING ROOM
CENTRAL HEATING**

We feel you may buy this property because...
'This extended older style family home is conveniently positioned for local amenities and has a level 72' west facing rear garden.'

Offers In Excess Of
£280,000

www.plymouthhomes.co.uk

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	72

EU Directive 2002/91/EC
England, Scotland & Wales

Number of Bedrooms

Three Bedrooms

Property Construction

Solid Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

West 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

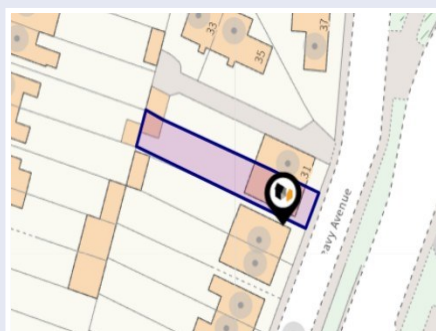
Main Residence: £4,000

Home or Investment

Property: £18,000

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 well presented semi detached home is positioned in a sought after location, close to local amenities and Crownhill Shopping Village. The well proportioned accommodation comprises: entrance vestibule, hallway, lounge, large dining room, extended kitchen, landing, three bedrooms and a bathroom. Externally the property benefits from a level 72' west facing rear garden, with a summerhouse and workshop/brick shed. With gas central heating and double glazing, Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises...

GROUND FLOOR

uPVC double glazed entrance door opening to:

ENTRANCE VESTIBULE

Frosted double glazed window to the front, mat flooring, coved ceiling, feature leaded light part glazed door to:

HALLWAY

Stairs rising to the first floor landing with two under-stairs storage cupboards, one housing the wall mounted boiler serving the heating system and domestic hot water, radiator, dado rail, coved ceiling with ceiling rose.

LOUNGE

4.45m (14'7") into bay x 3.28m (10'9")

Double glazed bay window to the front, feature open fire with set in an attractive wooden surround with a tiled inset and polished hearth, radiator, coved ceiling with ceiling rose.

DINING ROOM

5.10m (16'9") x 3.82m (12'6") max

Double glazed window to the side, feature open fire with set in an attractive wooden surround with a tiled inset and polished hearth, radiator, coved ceiling with ceiling rose and recessed spotlights, opening to:



KITCHEN

4.89m (16'1") x 2.63m (8'8")

Impressive kitchen re-fitted with a matching range of modern base and eye level soft close units, composite 1+1/2 bowl sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, electric double oven with a four ring ceramic hob and cooker hood above, double glazed window to rear, coved ceiling with recessed spotlights, plinth lighting, double glazed double doors opening to the rear garden.

FIRST FLOOR

LANDING

Double glazed window to the side, dado rail, coved ceiling, access to the loft.

BEDROOM 1

3.82m (12'6") x 3.28m (10'9")

Double glazed window to the rear, radiator, coved ceiling.

BEDROOM 2

3.59m (11'9") x 3.28m (10'9")

Double glazed window to the front, radiator, coved ceiling with ceiling rose.

BEDROOM 3

2.52m (8'3") x 1.72m (5'8")

Double glazed window to the front, radiator.



BATHROOM

Suite comprising a panelled bath with a hand shower attachment and independent shower with screen above, vanity wash hand basin, low-level WC, part tiled walls, heated towel rail, frosted double glazed window to the rear, ceramic tiled floor, coved ceiling with recessed spotlights.

OUTSIDE

FRONT

The front garden is mainly laid to lawn with a path and steps leading to the front door. To the left side a shared pathway leads to a private gate into the rear garden.

REAR

21.9m (72') x 6.4m (21')

Attractive west facing rear garden, mainly laid to lawn and enclosed by fencing with a side access gate, shrub borders, paved patio with decked area, outside water tap, external lights.

BRICK SHED/WORKSHOP

3.40m (11'2") x 3.05m (10'0")

Double glazed door and window, power points and fixed lighting.

SUMMERHOUSE

2.34m (7'8") x 2.34m (7'8")

Timber summerhouse with power points (with usb sockets), fixed lighting and fairy lights.

