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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

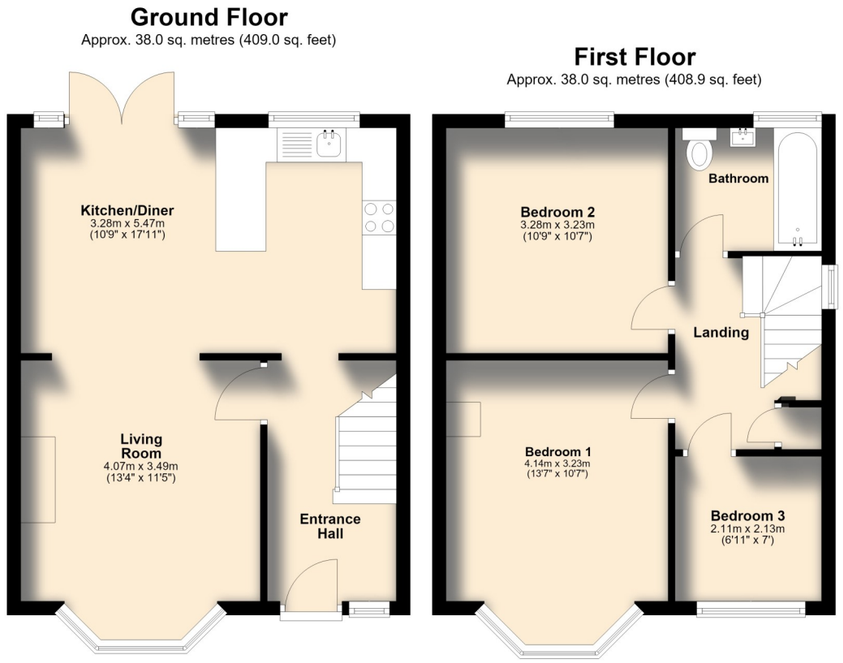
Our Property Reference: 11/K/26 6100





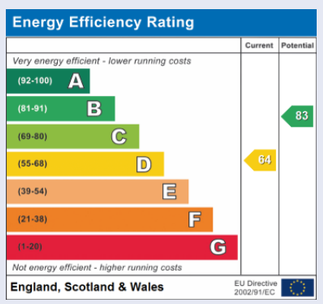


Floor Plans...



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









SEMI DETACHED HOUSE

THREE BEDROOMS

KITCHEN/DINER

BAY FRONT LIVING ROOM

WELL PRESENTED

ENCLOSED GARDEN

GARAGE/SHARED DRIVEWAY

17 Ashford Crescent, Mannamead, Plymouth, PL3 5AB

We feel you may buy this property because…

'Of the ever-popular residential location and secluded position of this detached home.'

£250,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Shared Driveway and Garage

Outside Space
Rear Garden

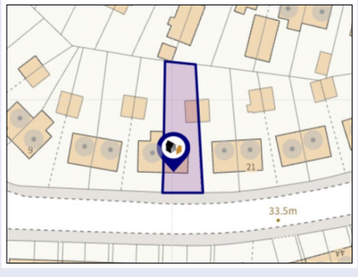
Council Tax Band
C

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

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,500
Home or Investment Property: £15,000

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…

Plymouth Homes are delighted to present to the market this well presented semi-detached house which is located in a sought after and convenient location. In brief the accommodation comprises entrance hall, living room, kitchen/diner, three bedrooms and bathroom. Externally there is an enclosed rear garden aswell as a shared driveway leading to a garage. With gas central heating and double glazing, an internal inspection can e highly recommended.

The Accommodation Comprises…

GROUND FLOOR

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

ENTRANCE HALL
With radiator, frosted double glazed window to the front, stairs rising to first floor landing with under stairs storage cupboard.

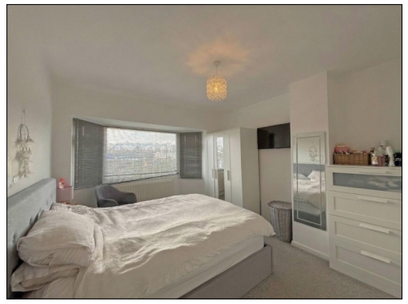
LIVING ROOM
4.07m (13'4") x 3.49m (11'5")
A good sized reception room with double glazed bay window to the front, radiator, feature fireplace.

KITCHEN/DINER
5.47m (17'11") x 3.28m (10'9")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, plumbing for dishwasher, fitted oven and four ring hob with cooker hood above, double glazed windows to the rear, radiator, double glazed patio doors leading to the garden.

FIRST FLOOR

LANDING
Double glazed window to the side, access to the loft space, airing cupboard housing the wall mounted boiler gas combination boiler serving the heating system and domestic hot water**.**







BEDROOM 1
4.14m (13'7") x 3.23m (10'7")
A lovely sized double bedroom with double glazed bay window to the front, radiator.

BEDROOM 2
3.28m (10'9") x 3.23m (10'7")
A further double sized bedroom with double glazed window to the rear, radiator.

BEDROOM 3
2.13m (7') x 2.11m (6'11")
A single sized bedroom with double glazed window to the front, radiator.

BATHROOM
2.13m (7') x 1.79m (5'11")
Fitted with a three-piece suite comprising panelled bath with independent shower above, vanity wash hand basin with storage underneath, low-level WC, tiled splashbacks, mirrored cabinet, frosted double glazed window to the rear, radiator.

OUTSIDE:

FRONT
The property is approached steps rising to the main entrance and a garden area. To the side there is a shared driveway proving access to the garage with potential parking in front depending on the size of the vehicle.

REAR
The rear opens to a good-sized garden measuring **18.75m (61’6’’) x 7.71m (25’3’’)**. Adjoining the property is a paved patio area, accessing the driveway and garage and following onto further tiered garden areas.

GARAGE
Measuring **4.94m (16’2’’) x 2.51m (8’2’’),** with up and over garage door, power supply, lighting and window to the rear.





