

Contact us

Floor Plans...

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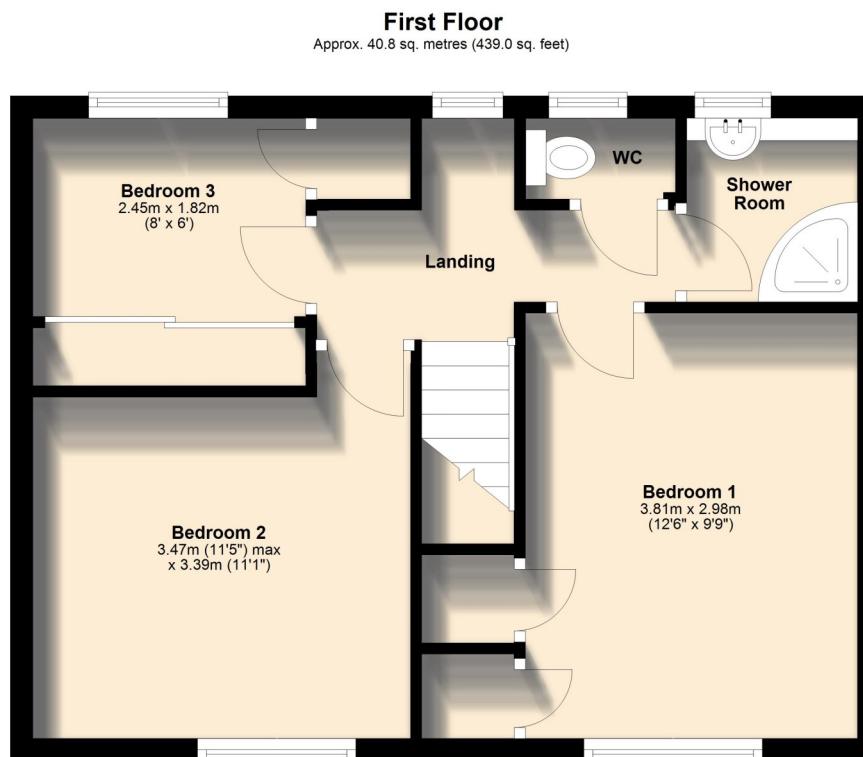
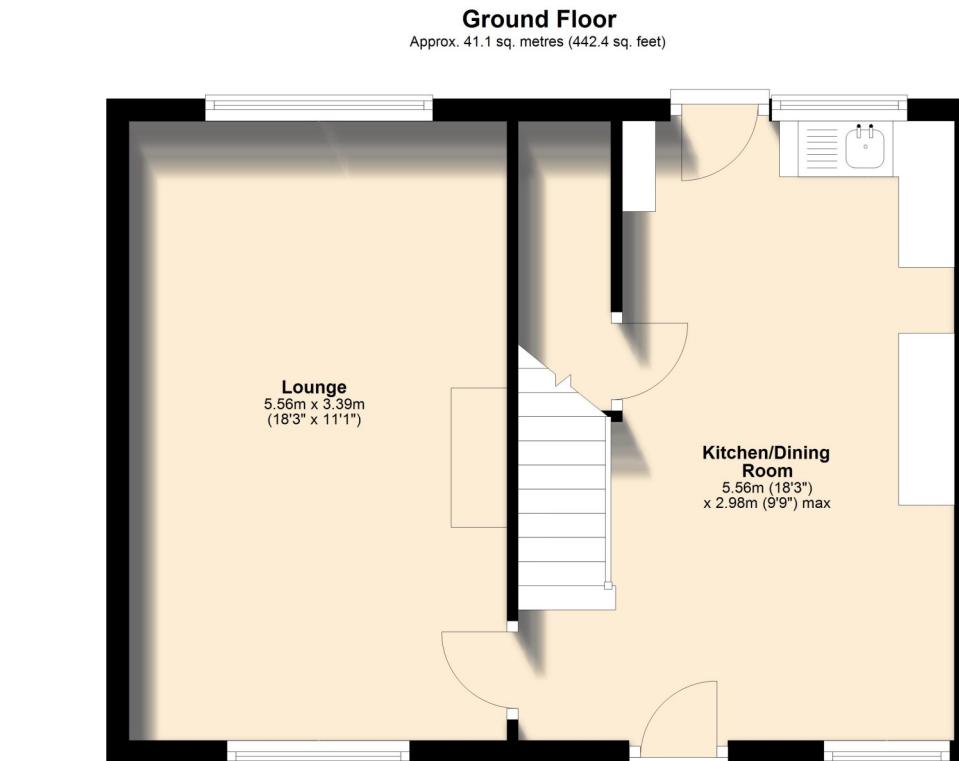
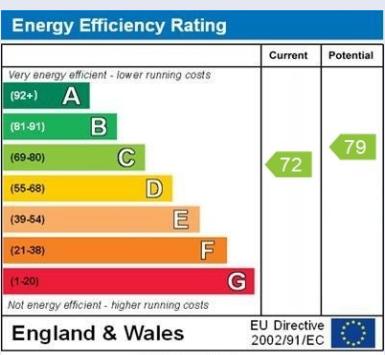
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Opening Hours
Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
30/A/26 5870



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.



THREE BEDROOMS
DRIVEWAY PARKING
SOUTH FACING GARDEN
23' WORKSHOP AND STORE
GAS CENTRAL HEATING
DOUBLE GLAZING
VIEWING RECOMMENDED

26 Longstone Avenue, Southway, Plymouth, PL6 6QZ

We feel you may buy this property because...

'This good size family home has a level south facing rear garden and driveway parking to the front.'

£220,000

Number of Bedrooms
Three Bedrooms

Property Construction
Lang Easiform Construction

Heating System
Gas Central Heating

Water Meter
TBC

Parking
Private Hardstanding

Outside Space
Rear Garden

Council Tax Band
A

Council Tax Cost 2025/2026
Full Cost: £1,550.28
Single Person: £1,162.71

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 good size family home is positioned in a sought after location, with a 50' south facing garden to the rear. The accommodation comprises: large kitchen/dining room, dual aspect lounge, landing, three bedrooms, shower room and a separate WC. Externally the property has a driveway providing off road parking to the front and a level rear garden with a 23' workshop and store room to the rear. With double glazing and gas central heating, Plymouth Homes highly recommend this comfortable family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Double glazed entrance door opening to:

KITCHEN/DINING ROOM

5.56m (18'3") x 2.98m (9'9") max

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, electric point for cooker, double glazed window and door to the rear with a further double glazed window to the front, radiator, ceramic tiled floor, coved ceiling, tiled splashbacks, space for dining table, stairs to the first floor landing with under-stairs storage cupboards, walk in cupboard housing the combination boiler.

LOUNGE

5.56m (18'3") x 3.39m (11'1")

Double glazed windows to the front and rear, wooden fire surround with a marble effect inset and hearth, two radiators, coved ceiling.

FIRST FLOOR

LANDING

Double glazed window to the rear, radiator.

BEDROOM 1

3.81m (12'6") x 2.98m (9'9")

Double glazed window to the front, built-in wardrobe, radiator, storage cupboard.



BEDROOM 2

3.47m (11'5") max x 3.39m (11'1")

Double glazed window to the front, radiator, coved ceiling, access to the loft.

BEDROOM 3

2.45m (8') x 1.82m (6')

Double glazed window to the rear, built-in wardrobe with full-length mirrored sliding doors, radiator, coved ceiling.

SHOWER ROOM

Suite comprising a tiled quadrant shower cubicle, vanity wash hand basin with storage cupboards below, tiled walls, heated towel rail, frosted double glazed window to the rear.

SEPARATE WC

Double glazed window to the rear, low-level WC, storage cupboards.

OUTSIDE

FRONT

Driveway providing off road parking, covered entrance, raised display flower beds.

REAR

15.2m (50') x 7.0m (23')

Good size south facing garden, mainly laid to lawn with a patio adjoining the rear of the house, raised display beds, enclosed by fencing and a low wall. At the base of the garden are the workshop and store rooms.

WORKSHOP

7.0m (23'0") x 1.5m (5'0")

Power and light connected.

STOREROOM

2.87m (9'5") x 2.39m (7'10")

Power and light connected.

