

## Contact us

### Central Plymouth Office

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### North Plymouth and Residential Lettings Office

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### Email Us

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### Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

### Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

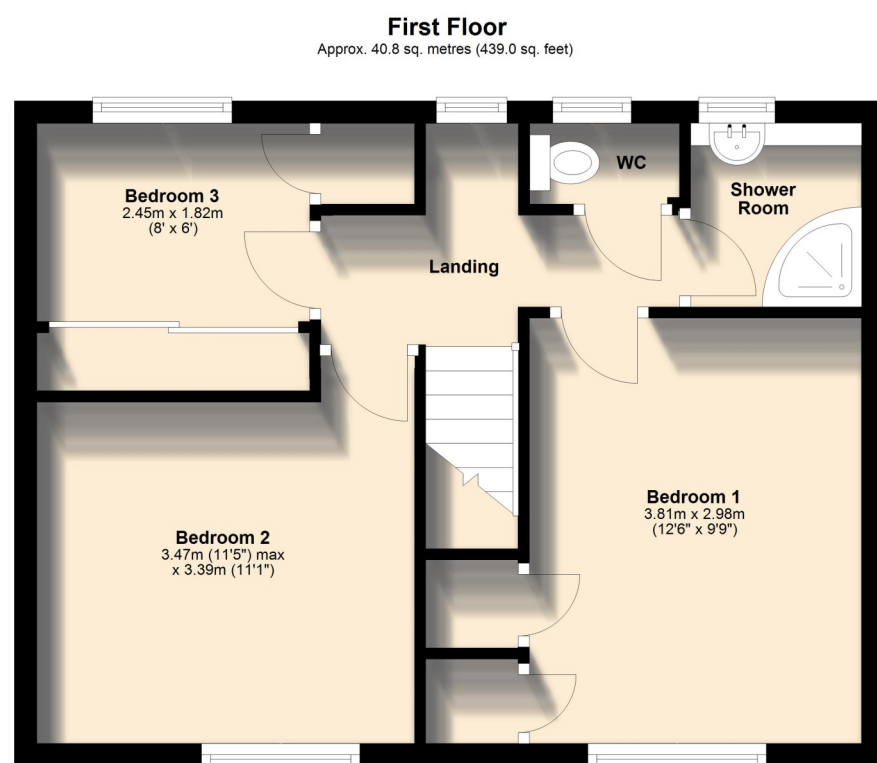
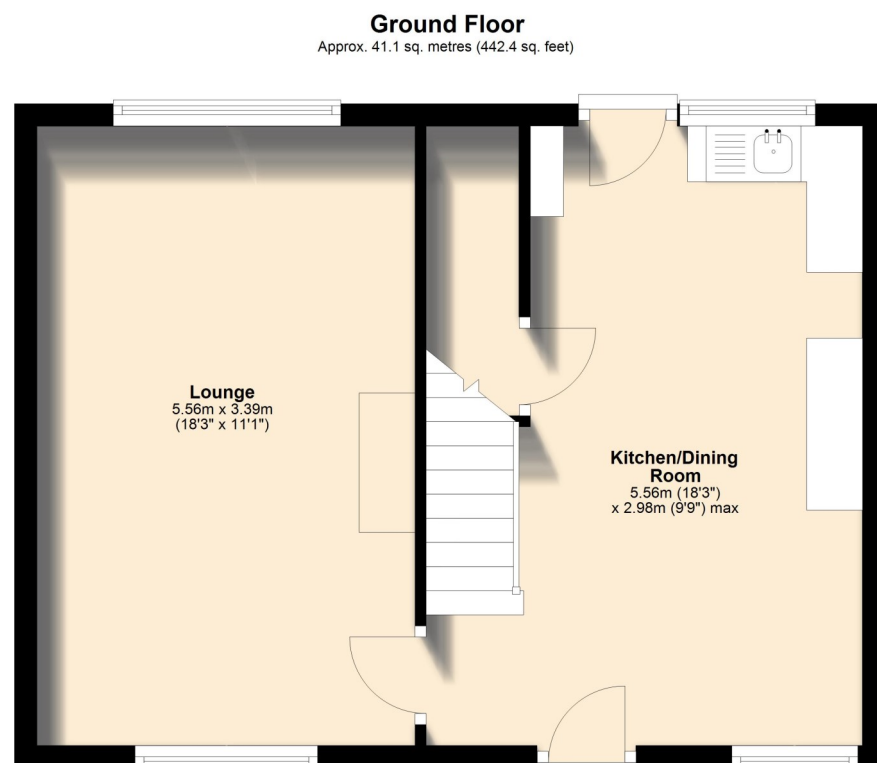
9.00am—4.00pm

(Central Plymouth Office Only)

### Our Property Reference:

**30/A/26 5870**

## 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



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

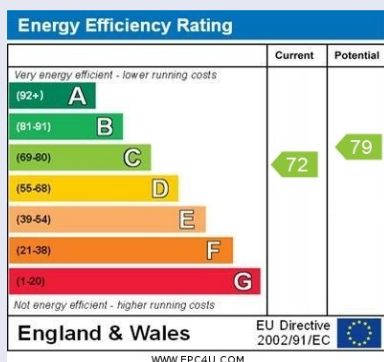
**26 Longstone Avenue, Southway,  
Plymouth, PL6 6QZ**

*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**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)





**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

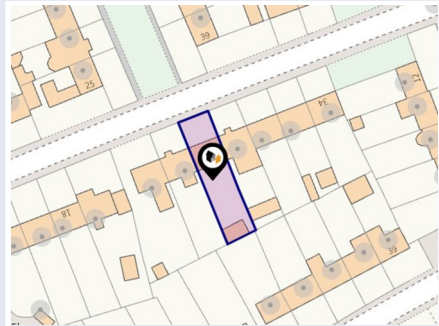
**Council Tax Band**  
A

**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.