

Property details approval form

345 Taunton Avenue, Plymouth, Devon, England, PL5 4HR

Date: 22 July 2026

Property Ref and Version: SBU109928 - 0007

Connells

Selling your home with us!

○ 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 | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 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

offers in excess of £115,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Aug 2004.

○ Key Features

- > Energy Rating: C
- > Three-bedroom
- > Stylish fitted kitchen with cream shaker-style units
- > Spacious lounge
- > Well-presented throughout
- > Perfect for First time buyers
- > Generous enclosed rear garden
- > Lawn, patio and decked seating areas

○ Short Description

A well-presented three-bedroom home featuring a modern lounge, stylish fitted kitchen, family bathroom and cloakroom. Outside offers an enclosed rear garden with lawn and patio.

○ Long Description

A well-presented three-bedroom family home. Great for first time buyers this property features a spacious lounge, a stylish fitted kitchen, and a modern family bathroom. Externally, there is a generous enclosed rear garden with lawn, patio and decked seating areas. Combining well-maintained accommodation with attractive outdoor space.

○ Directions

○ Agents Note

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○ Room Description

Hallway

Two built-in storage cupboards

Living Room

13' 10" x 10' 2" (4.22m x 3.10m)

Double glazed French doors leading to the rear garden. White radiator.

Kitchen

10' 2" x 8' 8" (3.10m x 2.64m)

A range of matching wall and base units with worktops above. Cream shaker-style cabinet doors with brushed metal handles.

Wood-effect laminate worktops in a warm oak finish. Four-burner gas hob.

Built-in electric oven below.

Stainless steel chimney-style extractor hood above.

Black tiled splashback creating a contemporary contrast. Stainless-steel sink and drainer with dual mixer-tap. Double-glazing window to the rear elevation. Plumbing for washing machine. Further space for freestanding appliances. Contemporary wood-effect panelled ceiling in warm oak tones.

Multiple recessed chrome spotlights evenly positioned throughout the ceiling, providing bright task lighting.

Bedroom 1

11' 11" x 8' 2" (3.63m x 2.49m)

Double-glazing window to the front elevation.

Bedroom 2

10' 2" x 9' 10" (3.10m x 3.00m)

Double-glazing to the rear elevation.

Bedroom 3

9' x 8' 2" (2.74m x 2.49m)

Double-glazing window to the front elevation.

Bathroom

5' 7" x 5' 4" (1.70m x 1.63m)

Family bathroom comprising a panelled bath, pedestal wash hand basin. White panelled bath. Full-height waterproof wall panelling surrounding the bath area. Obscured double-glazing window to the side elevation.

W.C

White low-level WC. Separate from the bathroom.

Rear Garden

Enclosed rear garden laid mainly to lawn.

Provides a good-sized outdoor space suitable for families and children.

Bordered by timber fencing offering privacy and security. Paved patio section creating an ideal spot for outdoor furniture.

Small timber decked area offering additional seating space.

Agents Notes

Agents Note; Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Agents Notes

Property being sold with Tenants in Situ.

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○ Property Images



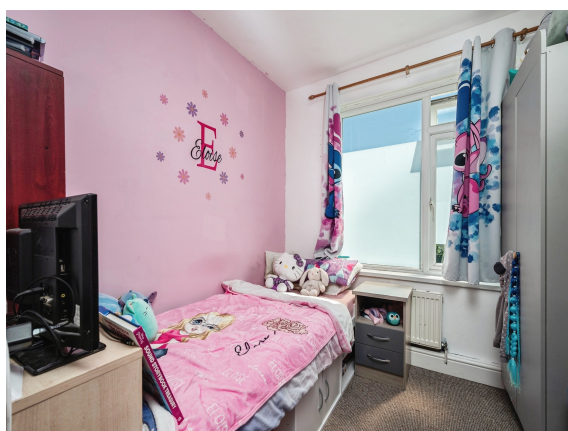
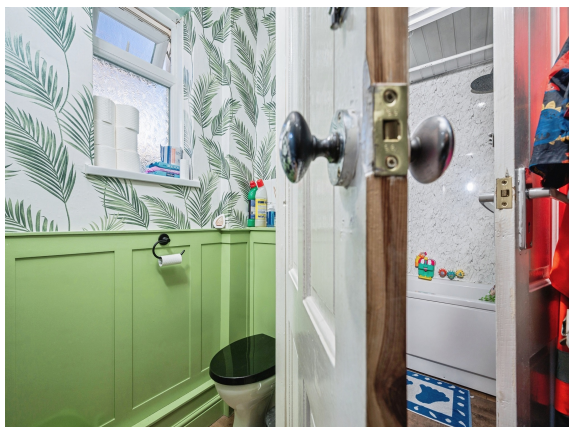
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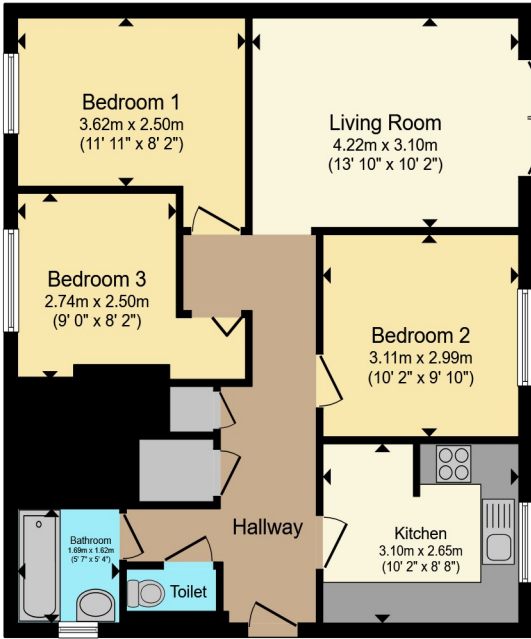
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Floor Plan



Total floor area 86.9 m² (935 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



Approval

Signature		Date
Claire Farrow		
Charlotte Miller Lambert Smith Hampton		