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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

03/F/26 5977

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/FOUR BEDROOMS
SEPARATE BREAKFAST ROOM
113' REAR GARDEN
LARGE GARAGE
SOUGHT AFTER LOCATION
DOUBLE GLAZING
CENTRAL HEATING

**24 Moorland Avenue, Plympton,
Plymouth, PL6 6AW**

We feel you may buy this property because...
'Positioned in a sought after location, this good size family home benefits from a 113' rear garden and larger than average garage'

£290,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three/Four Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage And On Street Parking

Outside Space
South Facing Garden

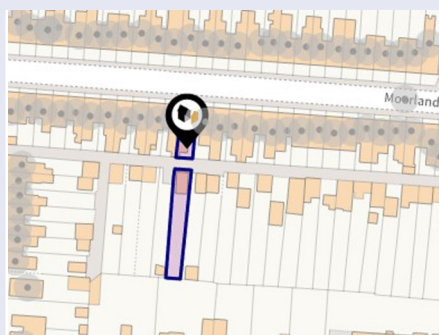
Council Tax Band
C

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

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £4,500
Home or Investment
Property: £19,000

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 good size older home is positioned on a very popular road relatively close to Plympton Ridgeway and benefits from a garage with a 113' rear garden. The accommodation comprises entrance vestibule, hallway, lounge, dining room/bedroom 4, breakfast room, kitchen, three good size bedrooms and a bathroom. Externally, the property has a rear courtyard with a utility shed in addition to an impressive 113' garden and larger than average garage. With double glazing and gas central heating, Plymouth Homes highly recommend this family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE VESTIBULE

Quarry tiled floor, dado rail, coved ceiling, door to:

ENTRANCE HALL

Stairs to the first floor landing with understairs storage cupboards.

LOUNGE

4.37m (14'4") into bay x 3.90m (12'10")

Double glazed bay window to the front, coal effect gas fire with set in a feature wooden surround with a marble effect inset and hearth, radiator, picture rail, coved ceiling.

DINING ROOM / BEDROOM 4

3.58m (11'9") x 3.12m (10'3")

Double glazed window to the rear, radiator, dado rail, picture rail, coved ceiling.

BREAKFAST ROOM

4.59m (15'1") x 3.20m (10'6") max

Two double glazed windows to the side, radiator, coved ceiling, boiler cupboard housing and the wall mounted gas boiler.

KITCHEN

3.20m (10'6") x 2.19m (7'2")

Fitted with a matching range of base and eye level units with worktop



space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, electric oven with a four ring gas hob and cooker hood above, double glazed windows to the side and rear, radiator, coved ceiling, recessed spotlights, tiled splashbacks.

FIRST FLOOR

LANDING

Dado rail, picture rail, coved ceiling, access to the loft.

BEDROOM 1

5.04m (16'6") x 4.43m (14'7") max

Double glazed bay window to the front, further double glazed window, radiator, picture rail, coved ceiling.

BEDROOM 2

3.60m (11'10") x 3.07m (10'1")

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

BEDROOM 3

3.20m (10'6") x 3.09m (10'1")

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

BATHROOM

Suite comprising a bath with an independent electric shower above, pedestal wash hand basin, low-level WC, part tiled walls, frosted double glazed window to the side, radiator, recessed spotlights.

OUTSIDE

REAR

COURTYARD

Utility shed with plumbing for a washing machine and space for a tumble dryer, rear gate access.

GARDEN

Accessed across the rear service lane, the rear garden is a particular feature and measures **113' max (34.4m)** and is mainly laid to lawn and enclosed by fencing. Good size decking area and range of shrubs.

GARAGE

Larger than average garage with an up and over vehicular door.

