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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

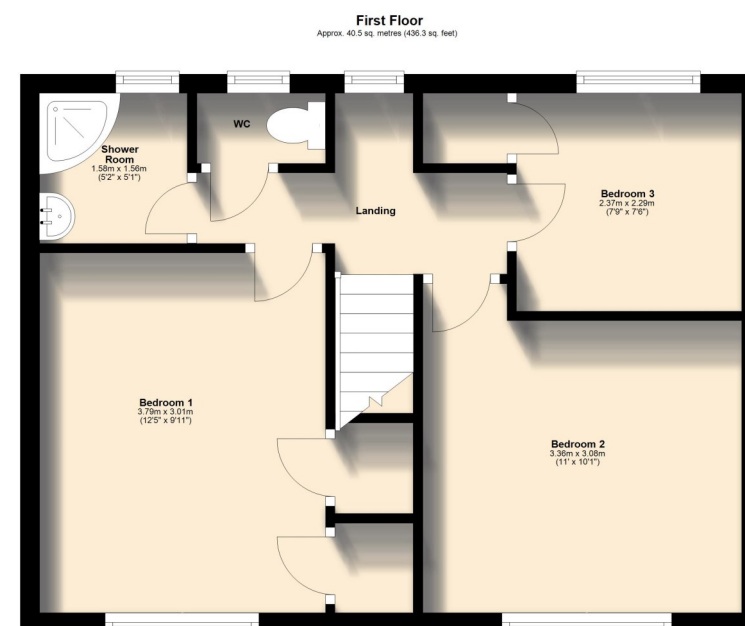
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

14/K/25 5832

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

Draft Details – Not Approved & Subject To Change



POPULAR LOCATION

THREE BEDROOMS

LARGE LOUNGE

DINING AREA

ENCLOSED REAR GARDEN

FRONT PORCH

NO ONWARD CHAIN

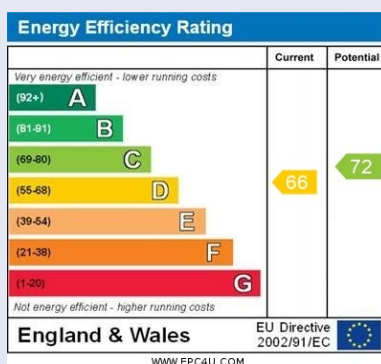
**15 Goodwin Avenue, Southway,
Plymouth, PL6 6RH**

We feel you may buy this property because...

‘Of the popular residential location and well proportioned accommodation.’

£195,000

www.plymouthhomes.co.uk



Number of Bedrooms

Three Bedrooms

Property Construction

Lang Easiform Construction

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

Enclosed 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: £1,400

Home or Investment

Property: £11,150

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 well-proportioned terraced home is offered for sale with no onward chain. Internally the accommodation offers a good-sized entrance porch, dining area, kitchen, spacious lounge, three good sized bedrooms, shower room and separate wc. Further benefits include double glazing, central heating and externally there is an enclosed rear garden. Plymouth Homes advise an early viewing to appreciate this perfect first time or family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a uPVC part glazed entrance door opening into the porch.

PORCH

3.94m (12'11") x 1.32m (4'4")

With double glazed windows to front and side, radiator, wood effect laminate flooring, recessed ceiling spotlights, plumbing for washing machine, uPVC half glazed door opening into the dining area.

DINING AREA

3.94m (12'11") x 2.68m (8'10")

With radiator, meter cupboard, stairs rising to the first-floor landing with an under-stairs recess, door into the lounge, open plan into the kitchen.

KITCHEN

3.08m (10'1") x 2.68m (8'10")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, integrated appliances to include fridge, fitted eye level electric double oven and four ring gas hob with pull out cooker hood above, double glazed window to the rear, tiled flooring, uPVC half glazed door opening to the rear garden.

LOUNGE

5.47m (17'11") x 4.21m (13'10")

A good-sized reception room with double glazed windows to the front and rear, decorative fireplace, two radiators.



FIRST FLOOR

LANDING

With double glazed window to the rear, coving to ceiling.

BEDROOM 1

3.79m (12'5") x 3.01m (9'11")

A double bedroom with double glazed window to the front, radiator, two built in storage cupboards, one housing the wall mounted boiler serving the heating system and domestic hot water.

BEDROOM 2

3.36m (11') x 3.08m (10'1")

A second double bedroom with double glazed window to the front, radiator, access to the loft space.

BEDROOM 3

2.37m (7'9") x 2.29m (7'6")

A good sized third bedroom with double glazed window to the rear, radiator, built in storage cupboard.

SHOWER ROOM

1.58m (5'2") x 1.56m (5'1")

Fitted with a two-piece suite comprising shower cubicle with fitted shower above, vanity wash hand basin with cupboard storage below, tiled splashbacks, obscure double-glazed window to the rear.



WC

With obscure double-glazed window to the rear and fitted with a low-level WC.

OUTSIDE

FRONT

The front of the property is accessed by a series of steps leading to a private front garden with path way to the front porch.

REAR

The rear opens to an enclosed north west facing garden measuring approximately **7.31m (24'02") in width x 12.49m (41'09") in length** with a patio seating area, an area of artificial grass and chippings and with a path leading to the back gate, providing access to the rear.

