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**Opening Hours**

**Monday - Friday**  
 9.15am—5.30pm

**Saturday**

9.00am—4.00pm

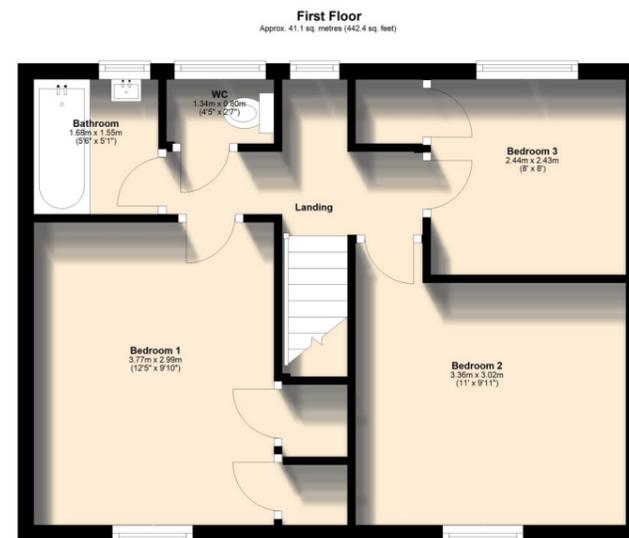
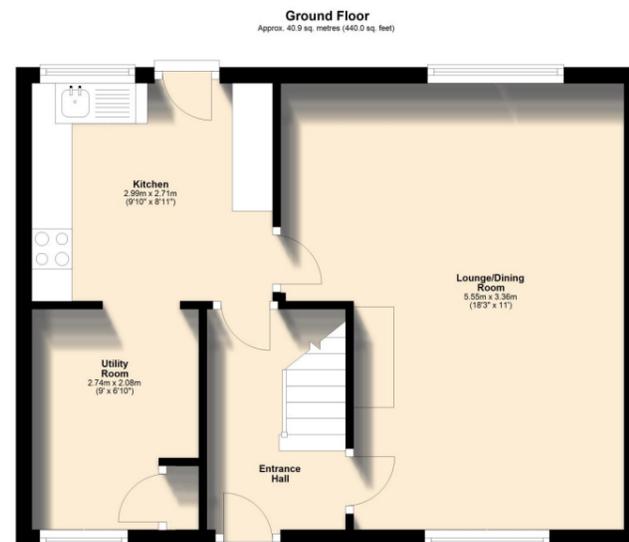
(Central Plymouth Office Only)

**Our Property Reference:**

**20/C/26 5906**



**Floor Plans...**

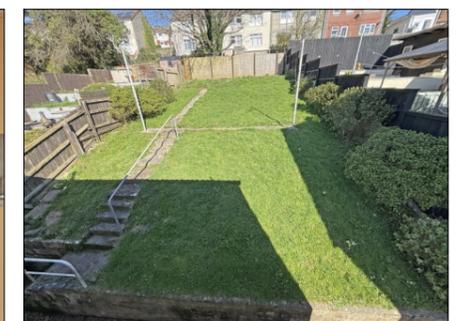


**Further Information...**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	80
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

**PLYMOUTH HOMES** ESTATE AGENTS



**55 Greystoke Avenue, Austin Farm, Plymouth, PL6 5UN**

- THREE BEDROOMS
- LOUNGE/DINING ROOM
- WELL PRESENTED
- KITCHEN/UTILITY ROOM
- DOUBLE GLAZING
- GOOD SIZED GARDEN
- CENTRAL HEATING

*We feel you may buy this property because...*  
 'Of the spacious accommodation on offer in this popular residential location.'

**£230,000**

[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

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: £2,100

Home or Investment

Property: £13,600

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...

Plymouth Homes are delighted to present to the market this spacious house which would make a lovely first time purchase or family home. Situated on an elevated position, the front of the property offers far reaching views. Internally the accommodation comprises entrance hall, lounge/dining room, kitchen with utility room, three bedrooms, modern fitted bathroom and separate WC. Externally, there is a spacious rear garden which is mainly laid to lawn with a paved seating area. Plymouth Homes would strongly recommend an internal inspection to appreciate the accommodation on offer.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

A glazed entrance door opens into the entrance hall.

#### ENTRANCE HALL

With stairs rising to the first-floor landing with an under-stairs storage recess, radiator, doors into the lounge/dining room and kitchen.

#### LOUNGE/DINING ROOM

**5.55m (18'3") max x 3.36m (11')**

With double glazed windows to the front and rear, radiators, wood effect laminate flooring.

#### KITCHEN

**2.99m (9'10") x 2.71m (8'11")**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge and freezer, fitted electric oven and four ring electric hob with cooker hood above, double glazed window to the rear.

#### UTILITY ROOM

**2.74m (9') x 2.08m (6'10")**

With double glazed window to front, built in storage cupboard.



### FIRST FLOOR

#### LANDING

With double glazed window to the rear.

#### BEDROOM 1

**3.77m (12'5") x 2.99m (9'10")**

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

#### BEDROOM 2

**3.36m (11') x 3.02m (9'11")**

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

#### BEDROOM 3

**2.44m (8') x 2.43m (8')**

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

#### BATHROOM

**1.68m (5'6") x 1.55m (5'1")**

Fitted with a two piece with comprising panelled bath with shower above and shower screen. Pedestal wash hand basin, partially tiled walls, radiator, obscure double-glazed window to the rear.

#### WC

**1.34m (4'5") x 0.80m (2'7")**

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

#### OUTSIDE:

##### FRONT

From the roadside, shared steps and a private pathway provide access to the covered entrance door.

##### REAR

The rear opens to a good-sized, sloped garden measuring **9.14m (30'01") in width x 18.59m (61'07") in length** mostly laid to lawn with a patio seating area.

#### AGENT'S NOTE

The top of the chimney was removed when the property had a new roof in 2025. The wood burner in the lounge is therefore just for decoration and can no longer be used.

