

## Contact us

Central Plymouth Office  
22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA  
**(01752) 514500**

North Plymouth and  
Residential Lettings Office  
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Crownhill  
Plymouth  
PL6 5AQ  
**(01752) 772846**

Email Us  
[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

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:  
11/C/26 5898

## Can We Help Further?

### Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

### Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

### Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

### Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

### Need an EPC?

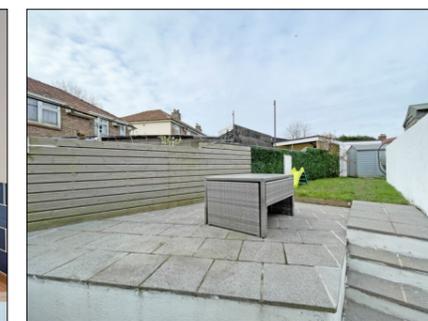
We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. Please contact us on (01752) 514500 to book your appointment.

## 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



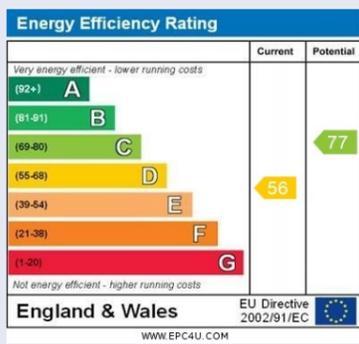
**3 Archway Avenue, Mount Gould,  
Plymouth, PL4 7QE**

DECEPTIVELY SPACIOUS  
CENTRALLY LOCATED  
BEAUTIFULLY PRESENTED  
TWO DOUBLE BEDROOMS  
SEPARATE LOUNGE  
KITCHEN/DINING ROOM  
WEST FACING GARDEN

*We feel you may buy this property because...*  
'Of the spacious well-presented accommodation on offer.'

**£185,000**

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



**Number of Bedrooms**  
Two Double Bedrooms

**Property Construction**  
Cavity Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
On Street Parking

**Outside Space**  
West Facing 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: £1,200  
Home or Investment  
Property: £10,450

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 beautifully presented and well-proportioned house is located within a central position and would make the ideal first-time home. Internally the property offers a separate lounge with feature open fireplace, there's a modern kitchen/dining room, two good sized double bedrooms and a spacious bathroom. Further benefits include double glazing, central heating and externally there is a west facing rear garden and potential for off road parking at the front. Plymouth Homes advise an early viewing to avoid disappointment.

### The Accommodation Comprises...

#### GROUND FLOOR

##### ENTRANCE

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

##### ENTRANCE HALL

With stairs rising to the first-floor landing, door into the lounge.

##### LOUNGE

**4.89m (16'1") max x 3.38m (11'1")**

With three double glazed windows to the front, feature open fireplace set within a decorative surround, radiator, wood effect laminate flooring, understairs storage cupboard, open plan doorway into the kitchen/dining room.

##### KITCHEN/DINING ROOM

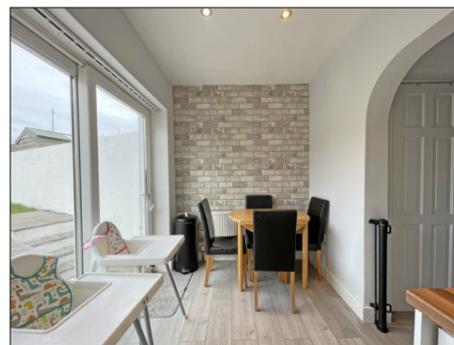
**5.88m (19'3") x 1.85m (6'1")**

Fitted with a matching range of modern base and eye level units with worktop space above, 1 ½ bowl sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted boiler serving the heating system and domestic hot water, integrated appliances to included fridge, freezer, electric oven and four ring gas hob with cooker hood above, spaces for washing machine, tumble dryer and slimline wine/beer fridge, double glazed window to the rear, wood effect laminate flooring, recessed ceiling spotlights, uPVC double glazed patio door to the rear garden.

#### FIRST FLOOR

##### LANDING

With access to the loft space and doors to all rooms.



##### BEDROOM 1

**5.88m (19'3") max x 2.30m (7'7")**

A good-sized double bedroom with three double glazed windows to the front, open plan storage recess, radiator.

##### BEDROOM 2

**2.93m (9'7") x 2.88m (9'5")**

A second double bedroom with two double glazed windows to the rear, radiator.

##### BATHROOM

**2.90m (9'6") x 1.98m (6'6")**

A good-sized bathroom, fitted with a three-piece white suite comprising panelled bath with independent electric shower above, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, heated towel rail, extractor fan, obscure double-glazed window to the rear, radiator, tiled flooring, recessed ceiling spotlights.

#### OUTSIDE:

##### FRONT

To the front, a pathway leads to the main entrance. There is also an area laid with concrete that could offer potential for off road parking for at least two vehicles, subject to obtaining the relevant permissions.

##### REAR

The rear opens to a west facing garden measuring **13.00m (42'8") at longest**. The garden comprises paved and lawned areas, enclosed by wall with a gate giving rear access.



### Floor Plans...

