Contact us

Central Plymouth Office

22 Mannamead Road

Mutley Plain

Plymouth

PL4 7AA

(01752) 514500

North Plymouth and Residential Lettings Office

56 Morshead Road

Crownhill

Plymouth

PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

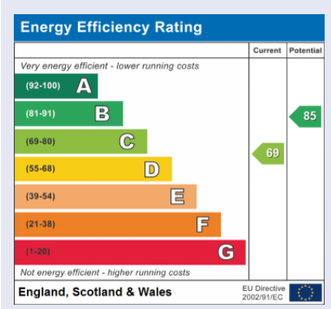
9.15am—5.30pm

Saturday

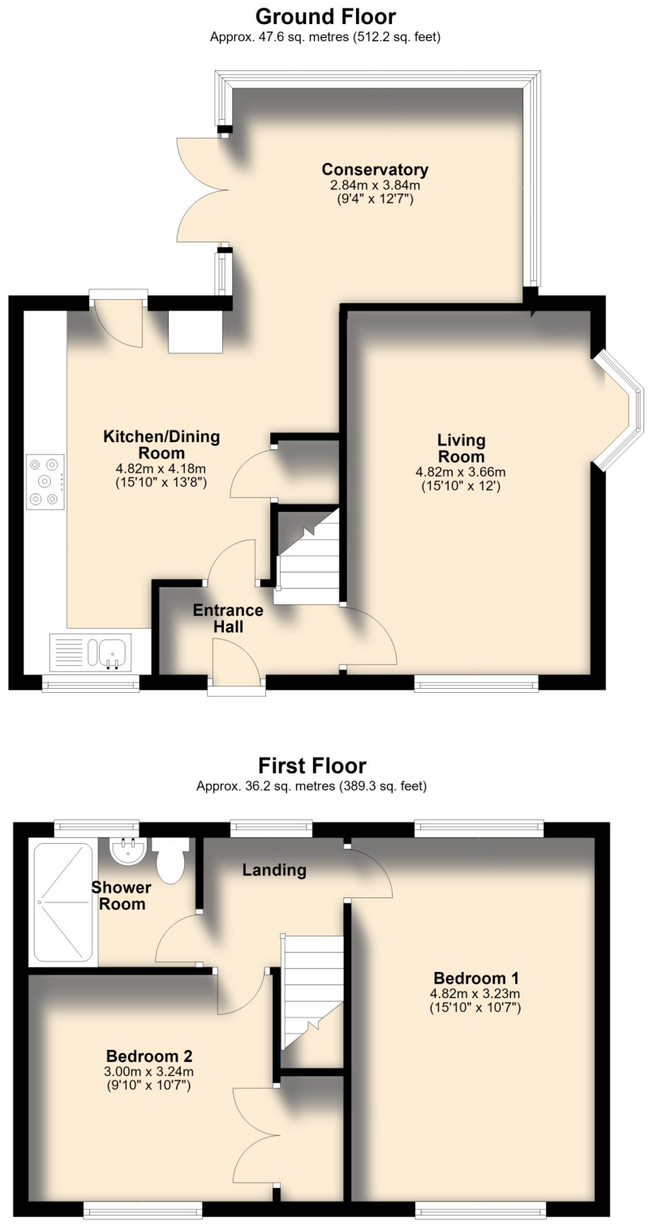
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 18/K/26 6109



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









BEAUTIFULLY PRESENTED

END TERRACE HOUSE

KITCHEN/DINING ROOM

TWO BEDROOMS

CONSERVATORY

SHOWER ROOM

NO ONWARD CHAIN

11 Dumfries Avenue, Crownhill, Plymouth, PL5 3ST

We feel you may buy this property because…

'of the beautiful accommodation on offer in this popular residential and convenient location.'

£250,000

www.plymouthhomes.co.uk

Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking

Outside Space
Enclosed Garden

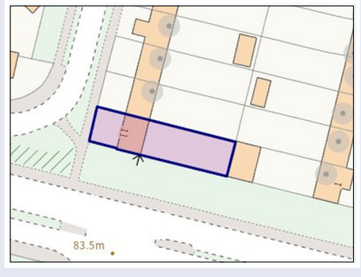
Council Tax Band
A

Council Tax Cost 2026/2027
Full Cost: £1,627.90
Single Person: £1,220.93

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,500
Home or Investment Property: £15,000

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…

Plymouth Homes are delighted to present to the market this beautifully presented house which is being offered to the market with no onward chain. In brief, the accommodation comprises entrance hall, living room, kitchen/dining room leading through to conservatory. On the first floor there are two bedrooms and shower room. Further benefits include central heating and double glazing. Externally to the rear there is an enclosed rear garden. Plymouth Homes highly recommend an internal inspection of this beautiful home to appreciate the accommodation and convenient location on offer.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE
A uPVC double glazed entrance door opens into the entrance hall.

ENTRANCE HALL
With frosted double-glazed window to the front, stairs rising to the first-floor landing, doors to the lounge and kitchen/dining room, radiator.

LIVING ROOM
4.82m (15'10") x 3.66m (12')
A lovely sized reception room with double glazed bay window to the side, double glazed window to the front, radiator, coving to ceiling.

KITCHEN/DINING ROOM
4.82m (15'10") x 4.18m (13'8")
Fitted with a matching range of base and eye levels with Quartz worktops, 1 ½ bowl sink with single drainer and mixer tap, tilled splashbacks, space and plumbing for slim line dishwasher, space and plumbing for washing machine, fitted electric oven with five ring gas hob and cooker hood above, extractor fan, wood effect laminate flooring, radiator, under stairs storage cupboard, open plan to conservatory, double glazed window the front, half glazed patio door leading to the garden, opening to:

CONSERVATORY
3.84m (12'7") x 2.84m (9'4")
Of uPVC construction with uPVC double glazed windows and warm roof, uPVC glazed door opening to the garden.











FIRST FLOOR

LANDING
With double glazed window to the rear, radiator, access to the boarded loft space with retracting ladder and light.

BEDROOM 1
4.82m (15'10") x 3.23m (10'7")
A lovely sized double bedroom with double glazed windows to the front and to the rear, radiator.

BEDROOM 2
3.24m (10'7") x 3.00m (9'10")
A further double bedroom with double glazed window to the front, radiator, built in storage cupboard housing the wall mounted boiler serving the heating system and domestic hot water.

SHOWER ROOM
2.22m (7'3") x 1.72m (5'8")
Fitted with a three piece suite comprising a double shower enclosure with fitted rainfall shower attachment above and separate hand shower attachment, low level WC, pedestal wash hand basin, obscure double-glazed window to the rear, tiled splashbacks.

OUTSIDE:

FRONT
The front garden is enclosed by bushes with a pathway proving access to the front door as well as areas laid to lawn.

REAR
A good sized rear garden measuring **16.83m (55'2") in length x 7.56m (24' 9") in width**. The garden is mainly laid to lawn with a gravelled pathway leading to a gravelled garden area where there is a timber shed. The garden is enclosed by a wall and fencing with gate to the side gate giving side access.





