

## Contact us

### Floor Plans...

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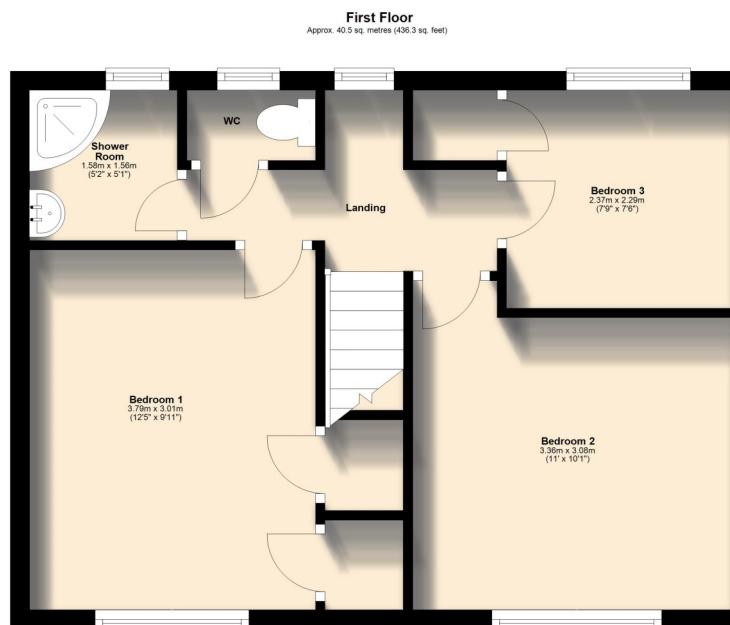
**Opening Hours**  
Monday - Friday  
9.15am—5.30pm  
Saturday  
9.00am—4.00pm  
(Central Plymouth Office Only)

**Our Property Reference:**  
14/K/25 5832

### 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+)<br>A                                  |                         |           |
| (81-91)<br>B                                |                         |           |
| (69-80)<br>C                                |                         |           |
| (56-68)<br>D                                |                         |           |
| (39-54)<br>E                                |                         |           |
| (21-38)<br>F                                |                         |           |
| (1-20)<br>G                                 |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/81/EC |           |
| www.EPC4U.com                               |                         |           |



**PLYMOUTH HOMES**  
ESTATE AGENTS

**Draft Details – Not Approved & Subject To Change**



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

**POPULAR LOCATION**  
**THREE BEDROOMS**  
**LARGE LOUNGE**  
**DINING AREA**  
**ENCLOSED REAR GARDEN**  
**FRONT PORCH**  
**NO ONWARD CHAIN**

*We feel you may buy this property because...*  
'Of the popular residential location and well proportioned accommodation.'

**Guide Price**  
**£190,000**

[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: £1,300  
Home or Investment  
Property: £10,800

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**



**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.

###### 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.

