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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

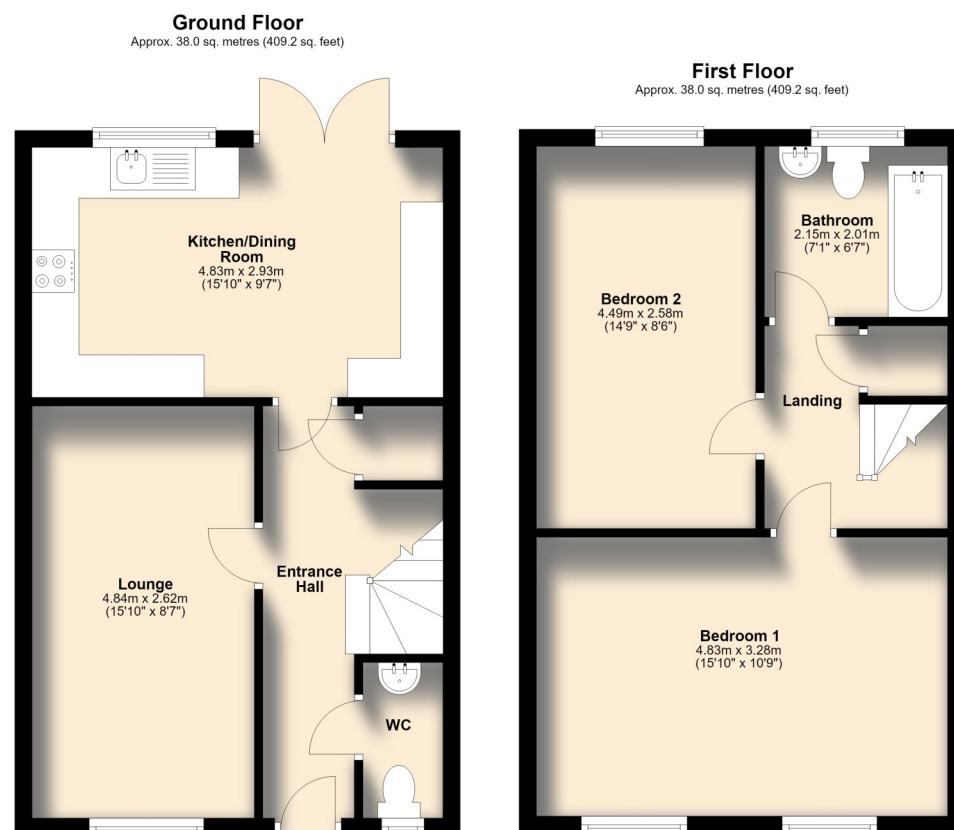
(Central Plymouth Office Only)

Our Property Reference:

23/I/26 6070

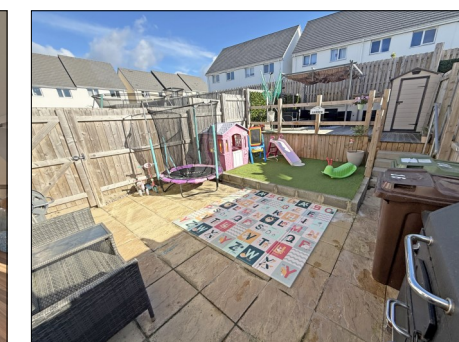


Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**16 Rosedown Avenue, North Prospect,
Plymouth, PL2 2QF**

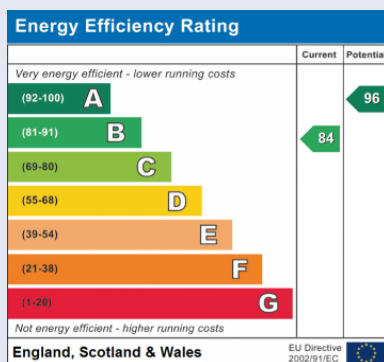
**SEMI DETACHED
WELL-PRESENTED
TWO LARGE BEDROOMS
LOVELY LOUNGE
KITCHEN/BREAKFAST ROOM
2 PARKING SPACES
ENCLOSED GARDEN**

We feel you may buy this property because...
‘Of the well-presented accommodation on offer.’

£240,000

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.



www.plymouthhomes.co.uk

Number of Bedrooms
Two Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Two Parking Spaces

Outside Space
Enclosed Garden

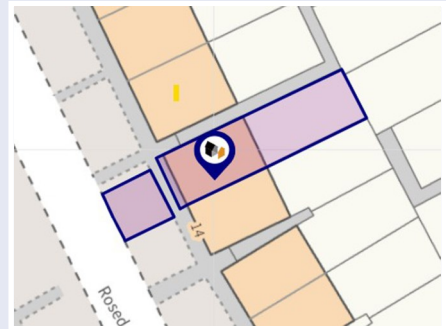
Council Tax Band
A

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

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,300
Home or Investment
Property: £14,300

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, semi-detached home was built in 2022. Internally the accommodation offers entrance hall, downstairs wc, lounge, kitchen/dining room, two large double bedrooms and bathroom. Further benefits include double glazing, central heating and externally there are two parking spaces directly in front and a well maintained, low maintenance garden to the rear. Plymouth Homes advise an early viewing to fully appreciate this lovely, modern home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With radiator, wood effect laminate flooring and stairs rising to the first-floor landing with an under-stairs storage cupboard.

DOWNSTAIRS WC

With obscure double-glazed window to the front and fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, extractor fan, tiled splashback, radiator, wood effect laminate flooring.

LOUNGE

4.84m (15'10") x 2.62m (8'7")

A lovely reception room with double glazed window to the front, radiator.

KITCHEN/DINING ROOM

4.83m (15'10") x 2.93m (9'7")

Fitted with a matching range of modern base and eye level units with worktop space above, breakfast bar, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, spaces for fridge/freezer, dishwasher and washing machine, fitted electric oven and four ring gas hob with pull out cooker hood above, double glazed window to the rear, radiator, wood effect laminate flooring, extractor fan, uPVC glazed patio doors opening to the rear garden.



FIRST FLOOR

LANDING

With access to the loft space and a built-in storage cupboard.

BEDROOM 1

4.83m (15'10") x 3.28m (10'9")

A lovely, large double bedroom with two double glazed windows to the front, radiator.

BEDROOM 2

4.49m (14'9") x 2.58m (8'6")

A second double bedroom with double window to the rear, radiator.

BATHROOM

2.15m (7'1") x 2.01m (6'7")

Fitted with a three-piece white suite comprising panelled bath with shower attachment off the mixer tap, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, obscure double-glazed window to the rear, radiator.

OUTSIDE:

FRONT

At the front of the property are two, side by side, brick paved parking spaces.

REAR

The rear opens to a lovely, low maintenance garden measuring **10.58m (34'8") in length x 5.14m (16'10") in width**. Adjoining the property is a paved seating area and artificial lawn, with a side gate and shared pathway to the front, water tap, and steps rising to a raised decked area, all enclosed by fencing.

AGENT'S NOTE

In accordance with the Estate Agents Act 1979. We hereby declare that the seller of this property is a relative of an employee of Plymouth Homes.

