

## 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](mailto:info@plymouthhomes.co.uk)

## Website

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

## Opening Hours

Monday - Friday

9.15am—5.30pm

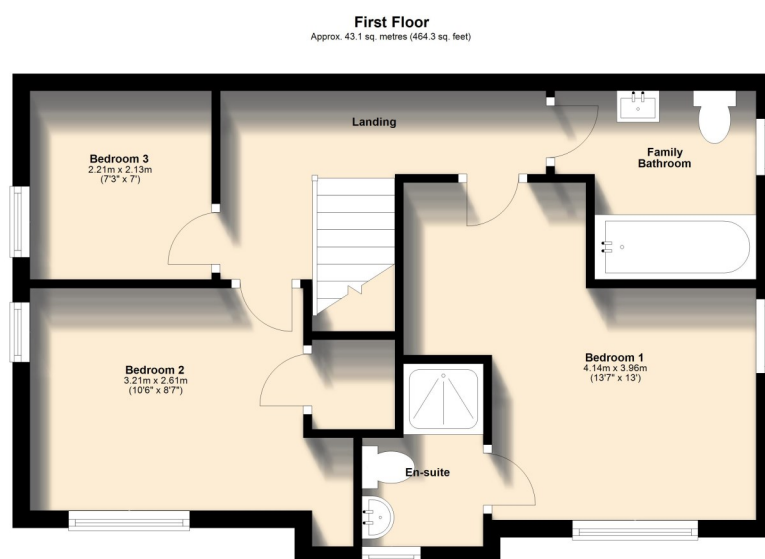
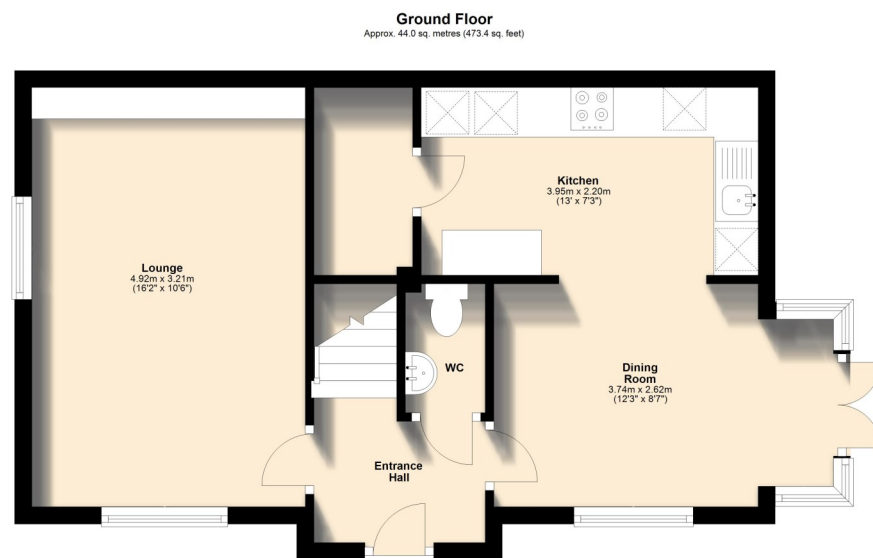
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

22/D/26 5932



## 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



**10 Grassendale Avenue, North Prospect,  
Plymouth, PL2 2SN**

BEAUTIFULLY PRESENTED  
LARGE CORNER PLOT  
PRIVATE SOLAR PANELS  
THREE BEDROOMS  
DUAL ASPECT LOUNGE  
EN-SUITE  
NEW FITTED KITCHEN

*We feel you may buy this property because...*  
'Of the large plot size and beautifully presented accommodation on offer.'

**£295,000**

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

## Number of Bedrooms

Three Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

Two Parking Spaces

## Outside Space

Corner Plot Garden

## Council Tax Band

B

## Council Tax Cost 2026/2027

Full Cost: £1,899.22

Single Person: £1,424.42

## Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £4,750

Home or Investment

Property: £19,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

## Introducing...

This beautifully presented, double fronted home, sits on a large corner plot with an extensive garden to the front offering potential to extend the rear garden or add further parking, subject to obtaining the relevant permissions. Internally the stunning accommodation comprises entrance hall, dual aspect lounge, and dining area, modern fitted kitchen with integrated appliances, downstairs wc, three bedrooms, en-suite shower room and main family bathroom. Further benefits include double glazing, gas central heating, privately owned solar panels, an enclosed rear garden and two allocated parking spaces. Plymouth Homes advise an early viewing to fully appreciate the deceptive accommodation, lovely presentation and the overall size of the plot on offer.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

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

#### ENTRANCE HALL

With radiator and stairs rising to the first-floor landing.

#### LOUNGE

**4.92m (16'2") x 3.21m (10'6")**

A lovely dual aspect room with double glazed windows to the front and side, two radiators, feature media wall with space for television, display shelving and cupboard storage below.

#### DINING ROOM

**3.74m (12'3") x 2.62m (8'7")**

Another dual aspect room with double glazed windows to the front and rear, radiator, wood effect laminate flooring, decorative panelled walls, open plan to the kitchen, uPVC glazed double doors opening to the garden.

#### KITCHEN

**3.95m (13') x 2.20m (7'3")**

A beautiful refitted kitchen with a matching range of base and eye level units with worktop space above, a range of integrated appliances to include upright fridge, dishwasher, washing machine, eye level electric oven and four ring electric hob with cooker above, sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted concealed boiler serving heating system and domestic hot water, tiled flooring and door to a useful walk in storage cupboard.

#### DOWNSTAIRS WC

**1.52m (5') x 0.94m (3'1")**

Fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, extractor fan, tiled splashbacks.



### FIRST FLOOR

#### LANDING

With radiator and access to the loft space.

#### BEDROOM 1

**4.14m (13'7") x 3.96m (13')**

A lovely bedroom with dual aspect double glazed windows to the front and side, dressing area, radiator, decorative panelled walls, door into the en-suite.

#### EN-SUITE

**2.14m (7') x 1.42m (4'8") max**

Fitted with a three-piece suite comprising pedestal wash hand basin, recessed shower cubicle with fitted electric shower above, low-level WC, tiled splashbacks, extractor fan, shaver point, obscure double-glazed window to the front, radiator.

#### BEDROOM 2

**3.21m (10'6") x 2.61m (8'7")**

With dual aspect double glazed windows to the front and side, radiator, built in storage cupboard.

#### BEDROOM 3

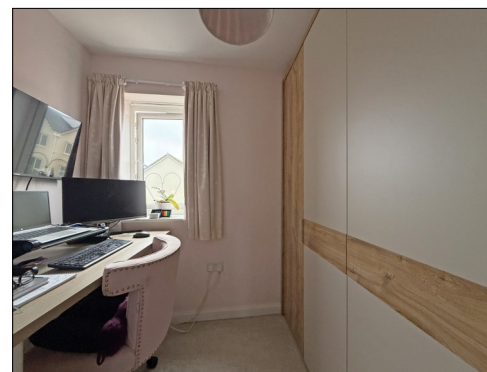
**2.21m (7'3") x 2.13m (7')**

With double glazed window to the side, radiator.

#### FAMILY BATHROOM

**2.21m (7'3") x 1.89m (6'3")**

Fitted with a modern three-piece suite comprising panelled bath, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, obscure double-glazed window to the side, radiator.



### OUTSIDE

#### FRONT

The property occupies an enviable corner plot boasting a front garden measuring **5.14m (16'10") in length x 24.36m (79'11") in width**. A gate from the parking opens to gravelled and lawned areas with established flower borders, all enclosed by fencing, with a brick paved pathway leading to the covered main entrance with a trailing Wisteria and onto a gate accessing the rear garden.

#### REAR

The rear opens to a garden measuring **5.25m (17'3") x 9.14m (30')**. The majority is laid to lawn with paved and gravelled areas, all enclosed by wall and fencing. There is the potential to extend the rear garden into the side garden to make a larger outdoor space.

#### PARKING

To the left of the property are two allocated parking spaces with the potential to use more of the front garden for additional spaces, subject to obtaining the relevant permissions. A brick paved pathway then leads to a gate into the front garden.

#### SOLAR PANELS

The property has privately owned solar panels used to generate a yearly income to help lower energy bills. Please note, the panels are currently not working and will require attention.

#### AGENT'S NOTE

We're informed there is an estate charge of £175 per year.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.

