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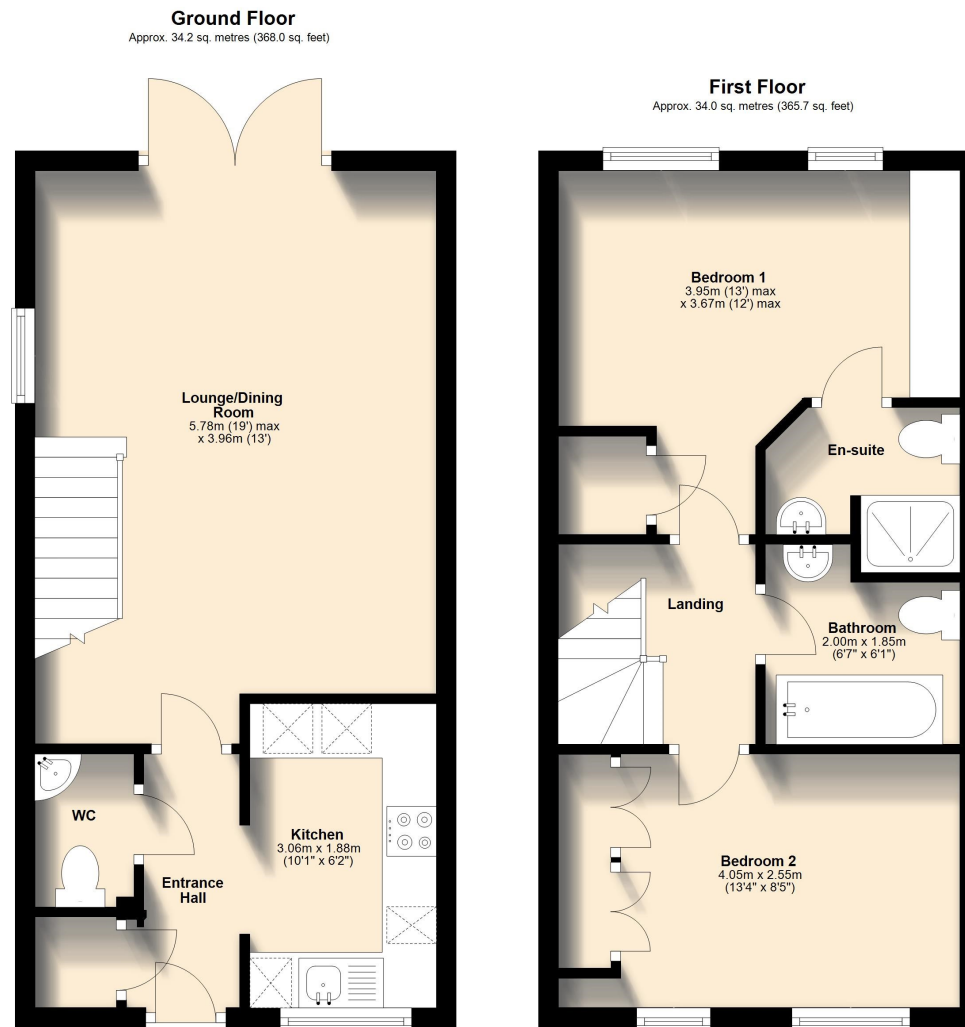
**Website**  
[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

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

**Our Property Reference:**  
 15/E/26 5965

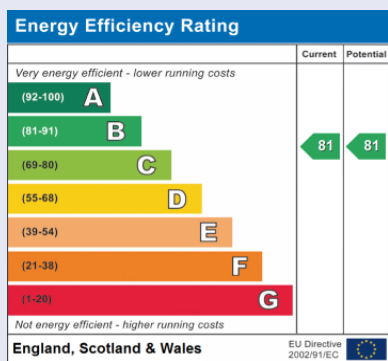


**Floor Plans...**



**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



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

- SEMI-DETACHED**
- BEAUTIFULLY PRESENTED**
- SOUTH WESTERLY GARDEN**
- TWO DOUBLE BEDROOMS**
- EN-SUITE SHOWER ROOM**
- DOWNSTAIRS WC**
- TWO PARKING SPACES**

*We feel you may buy this property because...*  
 'Of the beautifully presented, spacious accommodation and the south westerly facing garden.'

**£219,950**

[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**  
Two Allocated Spaces

**Outside Space**  
West Facing 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: £1,899  
Home or Investment  
Property: £12,869.50

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, semi-detached home enjoys a well-maintained, westerly facing garden and privately owned solar panels to help lower energy bills. Internally the accommodation offers entrance hall, lounge/dining room, kitchen with full range of integrated appliances, downstairs wc, two double bedrooms, en-suite shower room and main bathroom. Further benefits include double glazing, central heating and two allocated parking spaces located directly in front of the house. Making the perfect first-time home or property to downsize, Plymouth Homes advise an early internal viewing to fully appreciate this charming house.

### The Accommodation Comprises...

#### GROUND FLOOR

##### ENTRANCE

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

##### ENTRANCE HALL

With a useful built in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water, doors to all rooms.

##### LOUNGE/DINING ROOM

**5.78m (19') max x 3.96m (13')**

A lovely spacious reception area incorporating the lounge and dining areas, with double glazed window to the side, radiator, stairs rising to the first-floor landing with an under-stairs recess, uPVC glazed double doors opening onto the rear garden.

##### KITCHEN

**3.06m (10'1") x 1.88m (6'2")**

A beautiful, re-fitted kitchen with a matching range of base and eye level units with worktop space above, soft closing drawers and doors, corner carousel storage unit, a range of integrated appliances to include fitted electric oven, four ring gas hob with pull out cooker hood above, fridge, freezer, dishwasher and washing machine, double glazed window to the front, radiator.

##### DOWNSTAIRS WC

**1.54m (5'1") x 1.00m (3'3")**

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



#### FIRST FLOOR

##### LANDING

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

##### BEDROOM 1

**3.95m (13') max x 3.67m (12') max**

A lovely sized double bedroom with two double glazed windows to the rear overlooking the garden, dressing table, built in storage cupboard, radiator, door into the en-suite.

##### EN-SUITE SHOWER ROOM

**1.96m (6'5") x 1.66m (5'5") max**

Fitted with a three-piece white suite comprising pedestal wash hand basin, recessed shower cubicle with fitted electric shower above and folding screen, low-level WC, tiled splashbacks, extractor fan, shaver point, radiator.

##### BEDROOM 2

**4.05m (13'4") x 2.55m (8'5")**

A second, good size double bedroom with two double glazed windows to the front, built in wardrobe, radiator.

##### BATHROOM

**2.00m (6'7") x 1.85m (6'1")**

Fitted with a three-piece white suite comprising panelled bath, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, radiator.

#### OUTSIDE

##### FRONT

The front of the property is approached via a paved pathway and gravelled garden areas leading to the

covered main entrance. To the left side, a private gate and pathway lead to the rear garden.

##### REAR

The rear opens to a beautifully maintained and westerly facing garden measuring **10.84m (35'6") in length x 5.51m (18'1") in width**. The garden comprises paved and lawned areas with established flower borders, a mature tree and accessing a timber garden shed.

##### PARKING

To the front of the property there are two brick paved parking space allocated to the property.

##### SOLAR PANELS

The property benefits from privately owned solar panels that help generate a yearly income to reduce energy bills, subject to suitable weather conditions. For that last year, the panels help generate £120 of income.

##### 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.

