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Opening Hours

Monday - Friday

9.15am—5.30pm

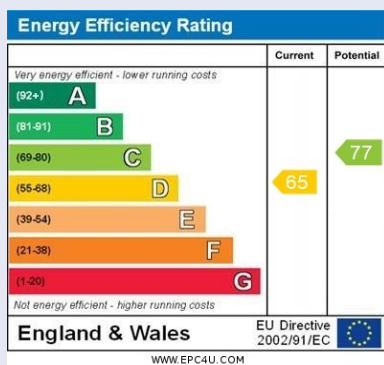
Saturday

9.00am—4.00pm

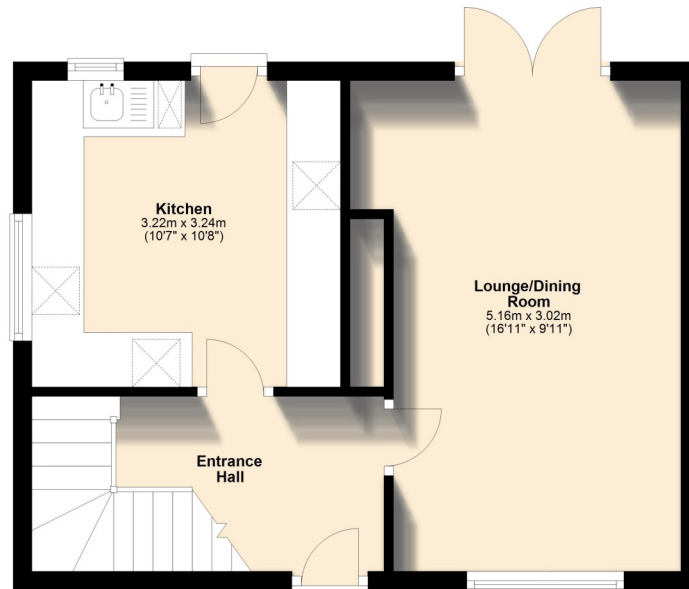
(Central Plymouth Office Only)

Our Property Reference:

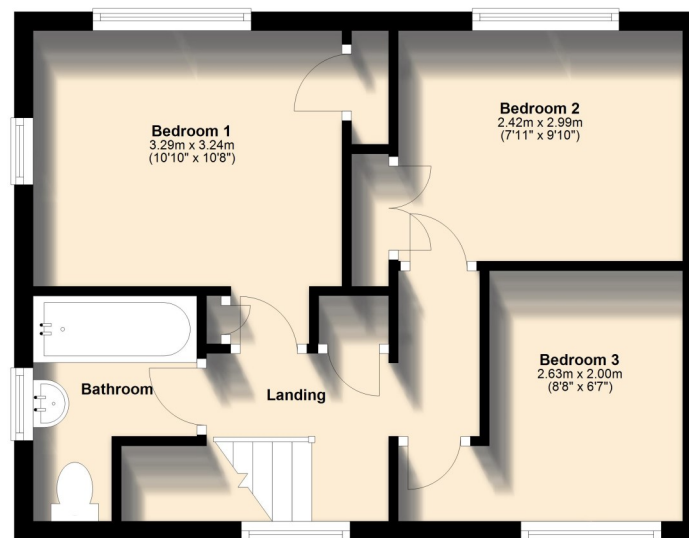
26/A/26 5865



Ground Floor
Approx. 35.2 sq. metres (378.9 sq. feet)



First Floor
Approx. 35.2 sq. metres (378.9 sq. feet)



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



**SEMI DETACHED
THREE BEDROOMS
WELL PRESENTED
FITTED KITCHEN WITH
APPLIANCES
LARGE REAR GARDEN
DOUBLE GLAZING
CENTRAL HEATING**

**80 Melrose Avenue, Pennycross,
Plymouth, PL2 3RH**

We feel you may buy this property because...

'Because of the good sized garden and well-presented accommodation on offer.'

£220,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
No

Parking
On Street Parking

Outside Space
Rear 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: £1,900
Main Residence: £7,000
Home or Investment
Property: £12,900

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 presented semi semi-detached home boasts a large back garden measuring 18.77m (61’7’’) in length. Internally the accommodation offers lounge/dining room, a refitted kitchen with integrated appliances, three bedrooms and bathroom. Further benefits include central heating, double glazing and externally a useful brick-built storage shed within the rear garden with power supply and lighting. Plymouth Homes would strongly advise an early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A uPVC part glazed entrance door opens into the entrance hall.

ENTRANCE HALL

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

LOUNGE/DINING ROOM
5.16m (16'11") x 3.02m (9'11")

With double glazed window to the front, radiator, picture rail, recessed ceiling spotlights and double glazed doors opening onto a raised decked seating area overlooking the garden.

KITCHEN
3.24m (10'8") x 3.22m (10'7")

A modern re-fitted kitchen with a matching range of base and eye level units with worktop space above, soft closing drawers and doors, retractable pantry unit, concealed refuse storage, sink unit with single drainer and mixer tap, splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, a range of integrated appliances to include slimline dishwasher, washing machine, fridge, freezer, fitted electric oven and four ring electric hob with stainless steel cooker hood above, double glazed windows to the side and rear, wood effect laminate flooring and uPVC part glazed door opening onto the rear garden.



FIRST FLOOR

LANDING

With double glazed window to the front, radiator, recessed ceiling spotlights, access to the part boarded loft space with retracting ladder, built in storage cupboard.

BEDROOM 1
3.29m (10'10'') x 3.24m (10'8'')

With double glazed windows to the side and rear, radiator, recessed ceiling spotlights and two built in storage cupboards.

BEDROOM 2
2.99m (9'10'') x 2.42m (7'11'')

With double glazed window to the rear, radiator, recessed ceiling spotlights, built in storage cupboard.

BEDROOM 3
2.63m (8'8'') x 2.00m (6'7'')

With double glazed window to the front, radiator, recessed ceiling spotlights.

BATHROOM

Fitted with a three piece white suite comprising panelled bath with independent electric shower above and shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled surround, chrome radiator/towel rail, wall mounted mirrored cabinet, obscure double glazed window to the side, recessed ceiling spotlights.



OUTSIDE:

FRONT

At the front there is a tiered gravelled gardens with steps and pathway leading to the covered entrance and side gate.

REAR

The rear garden is a particular feature of the property measuring **18.77m (61’7’’) in length x 10.00m (32’10’’) in width**. To the side the gate opens to a concreted area with space for a rotary washing line. Steps then descend to the main garden where there is a further decked area with pergola, external electrical supply and where the current owners use their hot tub. The remainder of the garden is laid to lawn, enclosed by wall and fencing and accesses a useful brick-built storage shed with power supply and lighting.

AGENT’S NOTE

Please be aware that although our photograph shows a car parking space, the kerb has not been dropped, and the property does not have the required planning permission for this space. This property is therefore being sold without off street parking.

