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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

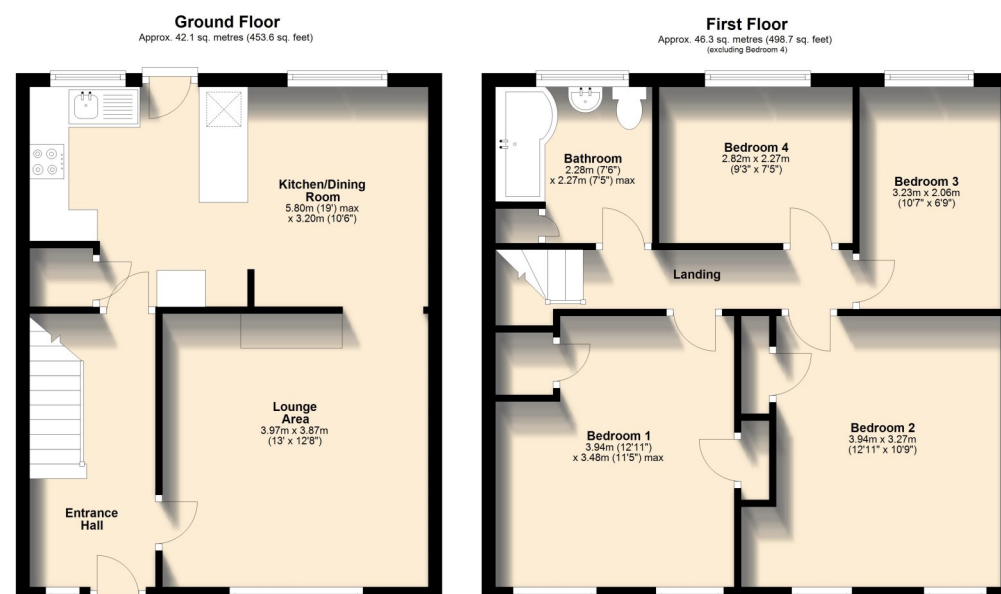
(Central Plymouth Office Only)

Our Property Reference:

01/E/26 5943



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.

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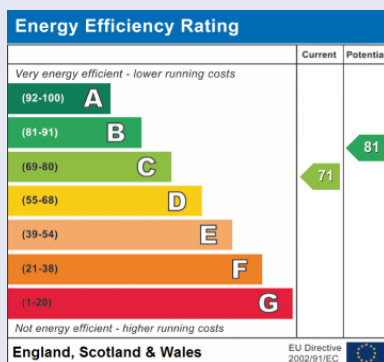
**131 Melrose Avenue, Pennycross,
Plymouth, PL2 3RT**

DECEPTIVELY SPACIOUS
BEAUTIFUL GARDEN
WELL-PRESENTED
FOUR BEDROOMS
LOVELY LOUNGE
KITCHEN/DINING ROOM
GARDEN STOREROOM

We feel you may buy this property because...
'Of the spacious, well-presented accommodation and
the beautiful rear garden.'

**Offers In Excess Of
£255,000**

www.plymouthhomes.co.uk



Number of Bedrooms

Four Bedrooms

Property Construction

Laing Easiform Construction

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

South Facing Garden

Council Tax Band

A

Council Tax Cost 2026/2027

Full Cost: £1,627.90

Single Person: £1,162.71

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £2,750

Home or Investment

Property: £15,500

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 and deceptively spacious property would make the ideal family home. Internally the accommodation offers entrance hall, good sized lounge, kitchen/dining room, four good sized bedrooms and a well-presented bathroom. A particular feature of the property is the beautifully presented and southerly facing rear garden which also accesses a useful and versatile garden storeroom measuring 4.01m (13'2") in width x 4.23m (13'10") in length and with power supply. Plymouth Homes advise an early viewing to fully appreciate this lovely home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With obscure double-glazed window to the front, radiator, wood effect laminate flooring, stairs rising to the first-floor landing with an under-stairs storage cupboard, doors to the lounge and kitchen/dining room.

LOUNGE AREA

3.97m (13') x 3.87m (12'8")

With window to the front, decorative chimney breast, wood effect laminate flooring, open plan into the kitchen/dining room.

KITCHEN/DINING ROOM

5.80m (19') max x 3.20m (10'6")

A lovely open plan space fitted with a matching range of base and eye level units with worktop space above, breakfast bar, glazed display units, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, space for fridge/freezer, fitted electric oven and four ring gas hob with cooker hood above, two windows to the rear, radiator, understairs storage cupboard, concealed wall mounted boiler serving the heating system and domestic hot water, wood effect laminate flooring to the dining area, door to the entrance hall.

FIRST FLOOR

LANDING

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



BEDROOM 1

3.94m (12'11") x 3.48m (11'5") max

A lovely sized double bedroom with two windows to the front, radiator, two built in storage cupboards.

BEDROOM 2

3.94m (12'11") x 3.27m (10'9")

A second double bedroom, with two windows to the front, radiator, built in storage cupboard.

BEDROOM 3

3.23m (10'7") x 2.06m (6'9")

A good sized third bedroom with window to the rear, radiator, wood effect laminate flooring.

BEDROOM 4

2.82m (9'3") x 2.27m (7'5")

A good sized fourth bedroom with window to the rear, radiator.

BATHROOM

2.28m (7'6") x 2.27m (7'5") max

Fitted with a three-piece suite comprising panelled bath with independent electric shower above and folding shower screen, pedestal wash hand basin, low-level WC, panelled splashbacks, chrome radiator/towel rail, obscure window to the rear, recessed ceiling spotlights.



OUTSIDE:

FRONT

From the front, steps rise to the covered main entrance and a sloping garden area. To the right-side, shared steps also rise to the front and a covered walkway, shared with the neighbouring property, which leads to a private gate into the rear garden.

REAR

The tiered rear garden is a particular feature of the property, being southerly facing and measuring **16.23m (53'3") in length x 6.63m (21'9") in width**. Adjoining the rear of the property is an attractive paved seating area accessing the gate to the side pathway and glazed double doors into the garden storeroom. Steps then rise to the main garden area where there are paved and decked seating areas, enclosed by fence and railings and backing onto grassland behind.

GARDEN STOREROOM

Measuring **4.01m (13'2") in width x 4.23m (13'10") in length**, with windows to three sides and power supply. The room is versatile and offers ideal storage or could be converted into a more formal garden room.