



Third Floor
Unit 7
Sutton Harbour
Plymouth
Devon
PL4 0DN

01752 729777
www.pilkingtonestates.co.uk

Memorandum of Sale

Date: 09/04/2025

PROPERTY	80 Canefields Avenue, Plymouth, Devon, PL7 1XH	
VENDOR	Mr Greg Cox Flat 6 Lytton House St. Lukes Road South Torquay Devon TQ2 5PA	
VENDOR'S SOLICITOR	Almy and Thomas 71 Abbey Road Torquay Devon TQ2 5NL	Attn: Lin Cane
		Contact: w: 01803 299131 e: linc@almythomas.co.uk
PURCHASER	Miss Grace Dove and Mr Oliver Williams 55 Constantine House New North Road Exeter Devon EX4 4JH	
PURCHASER'S SOLICITOR	Ashfords LLP Ashford House Grenadier Road Exeter Business Park Exeter Devon EX1 3LH	Attn: Jasmine Pelmear
		Contact: W: 01392 333742 E: j.pelmear@ashfords.co.uk
Price Agreed	£315,000 Subject To Contract For the Freehold interest	
Special Conditions and remarks		
Include parking at extra cost of	£0.00	
Agent Acting For	Vendor	
Local Authority	Plymouth City Council	
Exchange of Contract expected		Completion expected



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NB: A copy of this Memorandum and sales particulars has been sent to the Vendor, the Purchaser and their respective solicitors.