

£269,950



18 OLD WOODLANDS ROAD, CROWNHILL, PLYMOUTH PL5 3SY

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

Lawson are delighted to market this well appointed semi-detached family home just a short distance from all amenities and regular transport links. The property benefits from well-tended accommodation comprising; entrance hall with carpeted stairs to first floor landing and understairs storage, door leads to a large lounge/dining room; with bay window to the front and sliding patio doors to the rear garden, a feature fireplace with ornate surround and a cast iron insert. The kitchen is fitted with a matching range of base and eyelevel storage cupboards and post formed and roll top worksurfaces, one and a half bowl stainless steel sink drainer unit with mixer tap, plumbing for washing machine, space for a fridge/freezer, integral oven, five burner hob, filter canopy, window to the rear elevation.

From the main hallway carpeted stairs ascend to the first floor landing with a window to the side elevation, pull down loft access and a door leads to bedroom one; with a large bay window to the front elevation. Bedroom two a further double with a window to the rear. Bedroom three a single with a built in storage cupboard. The bathroom comprises a white three piece suite with panelled enclosed bath with shower unit overhead, pedestal wash hand basin and low level w.c, window to the rear elevation, tiled splashbacks and wood effect flooring.

Externally, to the front of the property of the property there is a large driveway leading to a single garage with power and light and a wall mounted Worcester combination boiler. A side path leads to the rear garden, a feature of the property, south facing and fully wall and fence enclosed with a flagged terrace's with Astro turf and gravelled play area, flower and shrub beds and borders. The property has the benefit of PVCu double glazing, gas central heating with new boiler and radiators fitted in 2020 and the property has been fully reroofed in recent years.

CROWNHILL

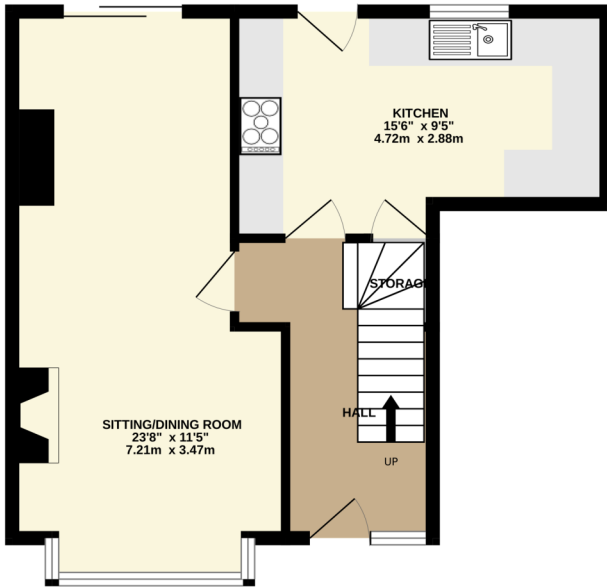
This mostly 1930's suburb grew around the junction of the A386 Tavistock Road and the A374 road (later the A38 and now the B3413) from Plympton to Saltash Passage. Following realignment of the A386 in the 1970s, the old Tavistock road has been isolated and renamed Morshead Road. There is a pub, a M &S food outlet, a post office, a few convenience stores, many takeaways and an Indian restaurant. Crownhill is the home of the divisional police headquarters and a Catholic boy's comprehensive school. Primary schools include Eggbuckland Vale, St Edwards, Widey Court. Notre Dame Catholic Girls School, is located within 1.5 miles of Crownhill. There is also a large fire station and close by a big garden centre. The district is very popular because it is very close to the A38 Parkway/Devon Expressway and is near to the local general hospital at Derriford without being so far from the city centre, four miles south, that it is isolated and inaccessible as are so many of Plymouth's satellite suburbs.

UTILITIES

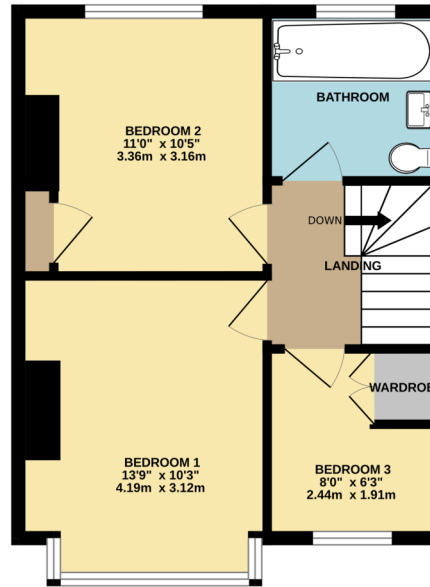
Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection ADSL, FTTC, FTTP.



GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2023/2024 is £1968.77 (by internet enquiry with Plymouth City Council). These details are subject to change.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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