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£240,000 FREEHOLD

**A deceptively spacious 3 bedroom end terraced house, integral garage and driveway,
good sized kitchen/dining room, master bedroom with en-suite**

THE LIMES, CROWNHILL, PLYMOUTH



PROPERTY DETAILS

Located within the popular residential area of Crownhill is this deceptively spacious 3 bedroom end terraced house. Giving easy access into Crownhill Village and easy access to Derriford Hospital, Transit Way Shopping Centre, the A38 Devon Expressway and into the City Centre. Crownhill Village offers a range of local amenities and pub, post office, pharmacy and a dental practice.

Crownhill has local schooling to include Widey Court Primary School, Manadon Vale Primary School and St Boniface Secondary School. The accommodation comprises of entrance hall, good sized kitchen/dining room, lounge, modern cloakroom and family bathroom, 3 bedrooms (master bedroom with en-suite), enclosed split-level rear garden, integral garage and driveway parking. The property also has the benefit of being double glazed and centrally heated.

COUNCIL TAX BAND – C
EPC – C

Opaque UPVC door to;

ENTRANCE HALL

Wood laminate flooring, panelled radiator, stairs to first floor, door to garage.

FIRST FLOOR

LANDING

Opaque UPVC double glazed window to side elevation, panelled radiator, stairs to second floor, doors lead off the landing providing access to all first floor rooms.

KITCHEN/DINING ROOM

13'1 x 12' max (4.00m x 3.67m)

An L shaped room. The kitchen comprises of a good range of white base and eye level storage cupboards, wood effect worktops, inset single bowl single drainer stainless steel sink unit with adjacent recess and plumbing for a washing machine, integrated oven and 5 burner gas hob with extractor canopy over, part tiled walls, recess suitable for under counter fridge or small freezer, wall mounted Vaillant gas boiler providing hot water and central heating, ceramic tiled flooring, panelled radiator to dining area, UPVC double glazed doors providing access to the rear garden, additional UPVC double glazed window to rear elevation.

CLOAKROOM

Modern white suite comprising low level WC, vanity wash hand basin, panelled radiator, extractor fan.

LOUNGE

13'8 max x 13'1 (4.17m x 4.00m)

Panelled radiator, dado rail, 2 UPVC double glazed windows to front elevation.

SECOND FLOOR

LANDING

Access to a partially boarded loft space via a folding ladder, with an electric light connected, opaque UPVC double glazed window to side elevation. Doors lead off the landing providing access to all second floor rooms.

BEDROOM ONE

10'8 x 9'11 (3.26m x 3.02m)

Panelled radiator, built-in wardrobe with hanging rail and storage shelves, UPVC double glazed window to front elevation, door to;

EN-SUITE SHOWER ROOM

Glazed and tiled shower cubicle with electric shower, wash hand basin, low level WC, panelled radiator, built-in storage cupboard, extractor fan, part tiled walls, opaque UPVC double glazed window to side elevation.

BEDROOM TWO

12' x 7' (3.67m x 2.14m)

UPVC double glazed window to rear elevation, panelled radiator.

BATHROOM

Modern white suite comprising panelled bath with mixer tap and shower attachment, vanity wash hand basin, low level WC, heated towel rail, extractor fan, part-tiled walls.

BEDROOM THREE

7'7 x 5'9 (2.32m x 1.76m)

Panelled radiator, UPVC double glazed window to rear elevation.

OUTSIDE

To the rear of the property is a split-level garden, comprising of a large decked area and steps leading up to a level lawn. The rear garden is fully enclosed with larch lap fencing and a pedestrian gate running along the side of the property, giving access to the front. Useful outside tap. To the front of the property is a driveway providing off-road parking for 1 car and an integral garage.

GARAGE

19'1 x 8'11 (5.82m x 2.71m)

Single with an up and over roller door. Power and light connected. Return door to the entrance hall.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

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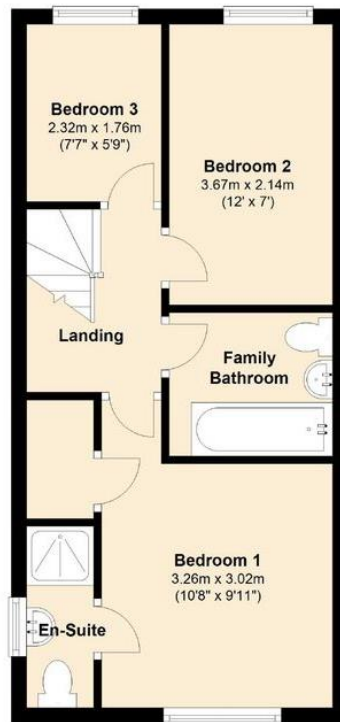
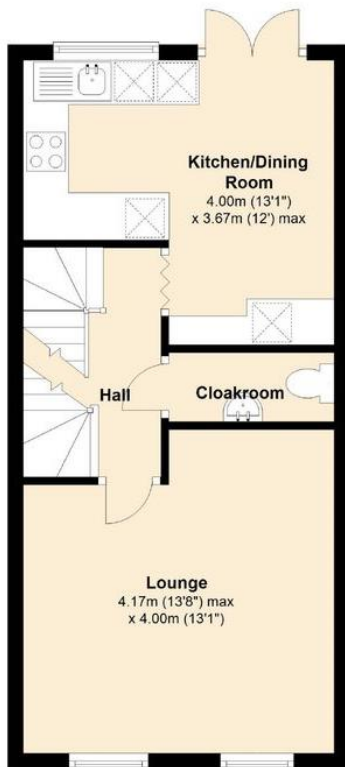
Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.

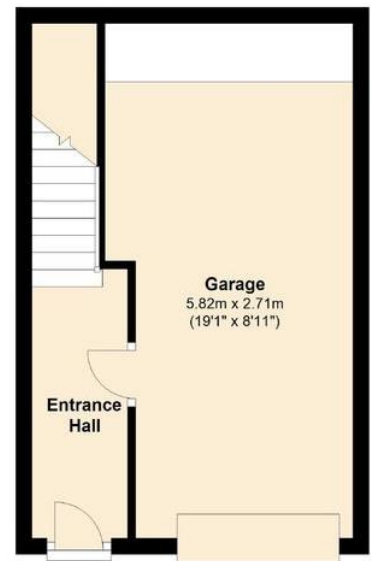


Ground Floor

First Floor



Lower Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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