

## Contact us

Central Plymouth Office  
22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA

**(01752) 514500**

North Plymouth and  
Residential Lettings Office

56 Morshead Road  
Crownhill  
Plymouth  
PL6 5AQ

**(01752) 772846**

## Email Us

[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

## Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Opening Hours

Monday - Friday  
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

29/K/23 5347

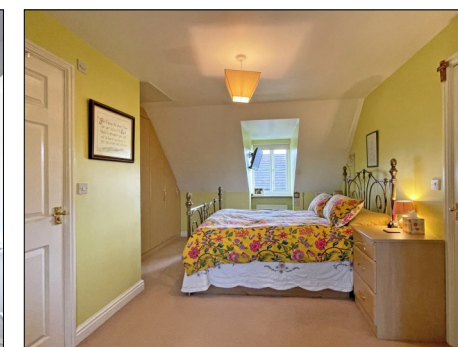
## Floor Plans...



## 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.

PLYMOUTH  
**HOMES** ESTATE AGENTS



**37 Triumphal Crescent, Woodford,  
Plympton, Plymouth, PL7 4RW**

POPULAR LOCATION  
THREE LARGE BEDROOMS  
EN-SUITE SHOWER ROOM  
DRIVEWAY & GARAGE  
ENCLOSED GARDEN  
DOUBLE GLAZING  
CENTRAL HEATING

*We feel you may buy this property because...*  
'Of the popular residential location and spacious accommodation on offer.'

**Offers In Excess Of  
£260,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC  
England, Scotland & Wales

## Number of Bedrooms

Three Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

Driveway and Garage

## Outside Space

Enclosed Garden

## Council Tax Band

C

## Council Tax Cost 2023/2024

Full Cost: £1,876.95

Single Person: £1,407.71

## Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £500

Second Home or Investment

Property: £8,300

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

## What3words Location

///view.farmer.bill

## Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

## Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 220Mbps

## Introducing...

This lovely, three storey townhouse is located in a cul-de-sac within Woodford and lies close to Plymbridge woods, local schools and numerous amenities. Internally the accommodation offers: lounge, kitchen/dining room, downstairs wc. three good sized double bedrooms, en-suite shower room and a family bathroom. Further benefits include double glazing, central heating and externally there is a driveway and garage beside the property and an enclosed rear garden. Plymouth Homes advise an early viewing to fully appreciate this perfect family home.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

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

#### ENTRANCE HALL

With radiator, coving to ceiling, stairs rising to the first-floor landing, doors into the lounge and the downstairs wc.

#### LOUNGE

**4.71m (15'6") x 2.86m (9'5")**

With double glazed box window to the front, coal effect gas fire set within a feature marble and wooden surround, two radiators, coving to ceiling, open plan into the kitchen/dining room.

#### KITCHEN/DINING ROOM

**4.86m (15'11") x 2.56m (8'5")**

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, spaces for fridge/freezer and dishwasher, fitted electric oven and four ring gas hob with pull out cooker hood above, space for dining table and chairs, double glazed window to the rear, tiled flooring, glazed double doors opening to the rear garden.

#### DOWNSTAIRS WC

Fitted with a two-piece suite comprising, wall mounted wash hand basin, low-level WC, extractor fan, tiled flooring, understairs storage cupboard.

### FIRST FLOOR

#### LANDING

A spacious landing area with double glazed window to the front, radiator, stairs rising to the second-floor landing, airing cupboard with shelving and housing the hot water cylinder.



#### BEDROOM 2

**4.18m (13'9") max x 2.64m (8'8")**

A good-sized double bedroom with double glazed window to the rear, radiator.

#### BEDROOM 3

**3.09m (10'2") x 2.87m (9'5")**

Another double bedroom with double glazed window to the front, radiator.

#### FAMILY BATHROOM

**2.12m (6'11") x 1.96m (6'5")**

Fitted with a three-piece suite comprising panelled bath, pedestal wash hand basin, low-level WC, tiled surround, extractor fan, shaver point, obscure double-glazed window to the rear, radiator, tiled flooring.

### SECOND FLOOR

#### LANDING

With built in storage cupboard and door to bedroom 1.

#### BEDROOM 1

**5.17m (17') x 2.65m (8'8")**

A lovely large double bedroom with dual aspect double glazed windows, a range of built in wardrobes, two radiators and door to the en-suite shower room.

#### EN-SUITE

Fitted with a three-piece suite comprising pedestal wash hand basin, recessed shower cubicle with fitted shower above, low-level WC, tiled splashbacks, extractor fan, tiled flooring.

#### OUTSIDE:

#### FRONT

To the front of the property there is a gravelled garden area, enclosed by railings, with a pathway leading to the main entrance.



#### REAR

From the kitchen/dining room glazed double doors open to a garden measuring **6.92m (22'8") x 7.94m (26')** comprising paved patio and a raised lawned area, enclosed by wooden fencing with a gate and shared pathway giving rear access. There is an outside water tap and a pedestrian door into the rear of the garage.

#### GARAGE

**5.53m (18'2") x 2.56m (8'5")**

Located to the right of the property, with up and over garage door to the driveway, lighting and power supply. In front of the garage is also driveway parking for one vehicle.

#### AGENT'S NOTE

Potential buyers need to be aware that the property is subject to a yearly estate charge of £240 for the maintenance and upkeep of the communal areas. We're also informed there is an additional charge for new owners within the estate to join the management company.

The garage with the property is located beneath the adjoining coach house and is subject to a leasehold arrangement.

The former China Clay works behind the property have been earmarked for future redevelopment as a housing estate.

We recommend that potential purchasers verify this information via their legal advisor prior to commencing a purchase and they also inform their mortgage company where applicable.