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Opening Hours

Monday - Friday

9.15am—5.30pm

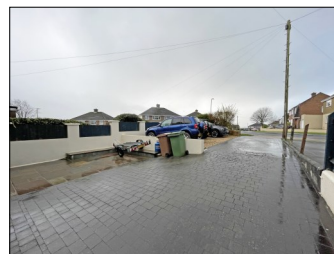
Saturday

9.00am—4.00pm

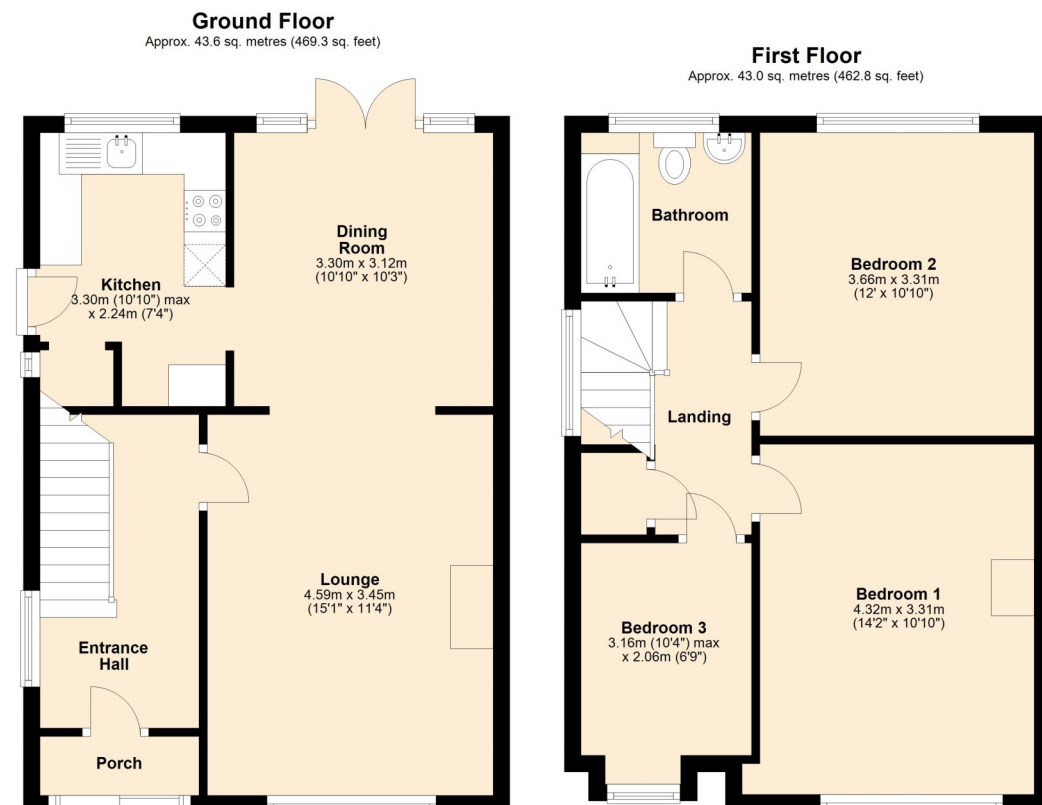
(Central Plymouth Office Only)

Our Property Reference:

03/A/24 5362



Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS



**27 Moreton Avenue, Crownhill,
Plymouth, PL6 5AZ**

**THREE BEDROOMS
AMPLE PARKING
LARGE GARAGE
WELL PRESENTED
DESIRABLE LOCATION
ENCLOSED GARDEN**

We feel you may buy this property because...
'This well presented semi detached home is positioned in a sought after location and has parking for at least 7 cars.'

**Guide Price
£350,000 - £375,000**

www.plymouthhomes.co.uk

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.

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

England, Scotland & Wales

EU Directive 2002/91/EC

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Parking and Large Garage

Outside Space

Enclosed Rear 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: £5,000

Second 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.

What3words Location

///snag.neck.office

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

Introducing...

Positioned in a highly sought after residential location, close to Widey Woods and popular schools, this semi detached home is positioned on an impressive plot with ample parking. The well presented accommodation comprises: entrance porch, hallway, lounge, dining room, kitchen, landing, three bedrooms and a bathroom. Externally the property has an 80' driveway that provides parking for at least 7 cars, an extended larger than average garage/workshop and 29' enclosed rear garden. Offered for sale with double glazing and gas central heating, Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises...**GROUND FLOOR**

Sliding door opening to:

ENTRANCE PORCH

Tiled floor, glazed door to:

ENTRANCE HALL

Double glazed window to the side, radiator, coved ceiling, stairs to the first floor landing with an under-stairs storage cupboard.

LOUNGE**4.59m (15'1") x 3.44m (11'4")**

Double glazed window to the front, radiator, coved ceiling, opening to:

DINING ROOM**3.29m (10'10") x 3.12m (10'3")**

uPVC double glazed twin doors opening to the rear garden with double glazed windows to either side, radiator, coved ceiling, opening to:

KITCHEN**3.29m (10'10") max x 2.24m (7'4")**

Fitted with a matching range of base and eye level units with worktop space above, composite sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and tumble dryer, electric oven with a four ring ceramic hob, double glazed window to the rear and a uPVC double glazed door to the side.

**FIRST FLOOR****LANDING**

Double glazed window to the side, coved ceiling, access to the loft, airing cupboard housing the wall mounted gas combination boiler.

BEDROOM 1**4.32m (14'2") x 3.31m (10'10")**

Double glazed window to the front, radiator, coved ceiling.

BEDROOM 2**3.66m (12') x 3.31m (10'10")**

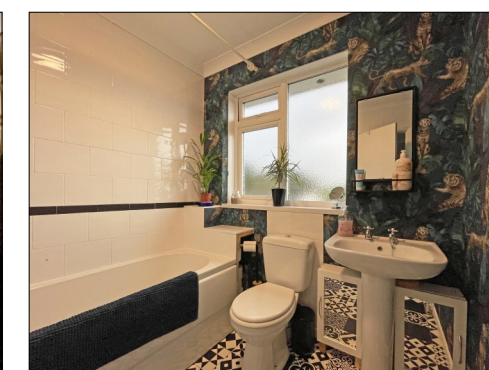
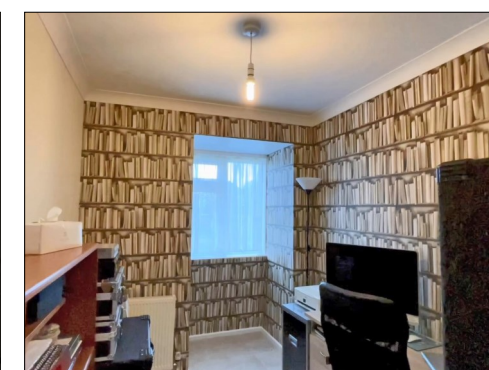
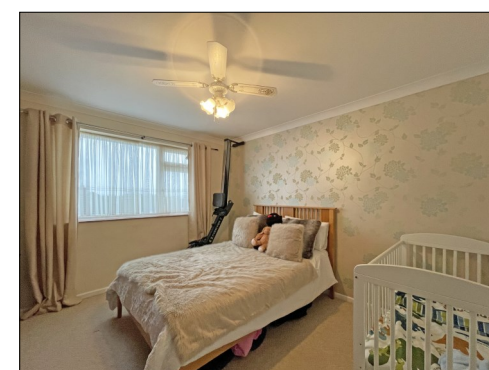
Double glazed window to the rear, radiator, coved ceiling.

BEDROOM 3**3.16m (10'4") max x 2.06m (6'9")**

Double glazed window to the front, radiator, coved ceiling.

BATHROOM

Suite comprising a panelled bath with an independent electric shower above, pedestal wash hand basin, low-level WC, part tiled walls, frosted double glazed window to the rear, radiator, coved ceiling.

**OUTSIDE****FRONT**To the front of the property is an **80' (24.3m)** driveway providing exceptional parking for at least 7 cars. The driveway is brick paved with gravel and has an outside water tap, gate to the garden and access to the garage.**REAR****8.8m (29') x 4.9m (16')**

Brick paved rear garden enclosed by a rendered wall with inset fencing, external down lighting and power points, side door to the garage.

GARAGE**7.78m (25'6") x 3.56m (11'8")**

Larger than average garage/workshop with work benches, power and light, windows and door to the rear garden.