

## Contact us

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## 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:

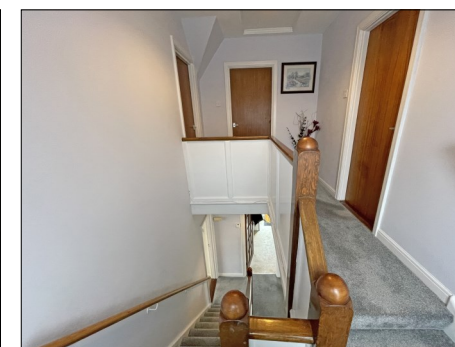
14/B/24 5386



## Floor Plans...



PLYMOUTH  
**HOMES** ESTATE AGENTS



**80 Old Woodlands Road, Crownhill,  
Plymouth, PL5 3SX**

**TWO/THREE BEDROOMS  
DETACHED HOME  
SOUTH FACING GARDEN  
DRIVEWAY PARKING  
GAS CENTRAL HEATING  
DOUBLE GLAZING**

*We feel you may buy this property because...*

'This charming detached home has a level south facing rear garden and driveway parking to the front.'

**Offers In Excess Of  
£250,000**

## 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) <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

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

**Number of Bedrooms**  
Two/Three Bedrooms

**Property Construction**  
Cavity Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
TBC

**Parking**  
Driveway

**Outside Space**  
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: Nil  
Second Home or Investment  
Property: £7,500

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

**What3words Location**  
///choice.equal.rinse

**Flood Risk Summary**  
Rivers and the Sea:  
Very Low Risk  
Surface Water:  
Very Low Risk

**Maximum Broadband Available**  
Download Speed: 1000Mbps  
Upload Speed: 220Mbps

### Introducing...

This characterful 1950's detached house situated in the popular area of Crownhill and has an attractive south facing garden to the rear. The accommodation offers flexible accommodation comprising: entrance porch, entrance hallway, lounge/dining room, kitchen, separate dining room/bedroom 3, 2 further bedrooms and a good size bathroom. Externally the property has an attractive south facing garden to the rear and a driveway providing off road parking to the front. With double glazed and gas central heating, Plymouth Homes highly recommend this attractive detached home.

### The Accommodation Comprises...

#### GROUND FLOOR

Double glazed sliding entrance door opening to:

#### ENTRANCE PORCH

Slate tiled floor, part glazed door opening to:

#### ENTRANCE HALL

Radiator, stairs to the first floor landing with an under-stairs storage cupboard.

#### LOUNGE/DINING ROOM

**6.01m (19'9") x 3.58m (11'9") max**

Two double glazed windows to the rear, two radiators, coved ceiling, glazed display cabinet.

#### KITCHEN

**3.72m (12'2") max x 2.53m (8'4")**

Fitted with a matching range of base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, electric double oven with a four ring gas hob and cooker hood above, double glazed window to the side, radiator, tiled splashbacks, double glazed door to the side.



**DINING ROOM/BEDROOM 3**  
**3.38m (11'1") x 3.29m (10'10")**

Double glazed window to the front, radiator, coved ceiling, storage cupboard with sliding doors.

#### FIRST FLOOR

#### LANDING

Double glazed window to the side, access to the loft.

#### BEDROOM 1

**4.41m (14'6") x 3.45m (11'4") max**

Double glazed window to the rear, built-in triple wardrobe with sliding doors, radiator.

#### BEDROOM 2

**3.14m (10'4") max x 2.66m (8'9")**

Double glazed window to the front, radiator, access to eaves storage.

#### BATHROOM

Suite comprising a panelled bath, pedestal wash hand basin, tiled shower cubicle with fitted electric shower, low-level WC, part tiled walls, heated towel rail, frosted double glazed window to the side.

#### OUTSIDE

#### FRONT

The garden is laid to lawn bordered by flowerbeds and benefits from a driveway providing off road parking.

#### REAR

**11.3m (37') max x 9.7m (32')**

The southerly facing enclosed garden is mainly laid to lawn with well tended shrub borders, outside water tap, access via both sides of the property to the front.

