

**Contact us**

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

**Opening Hours**

**Monday - Friday**

**9.15am—5.30pm**

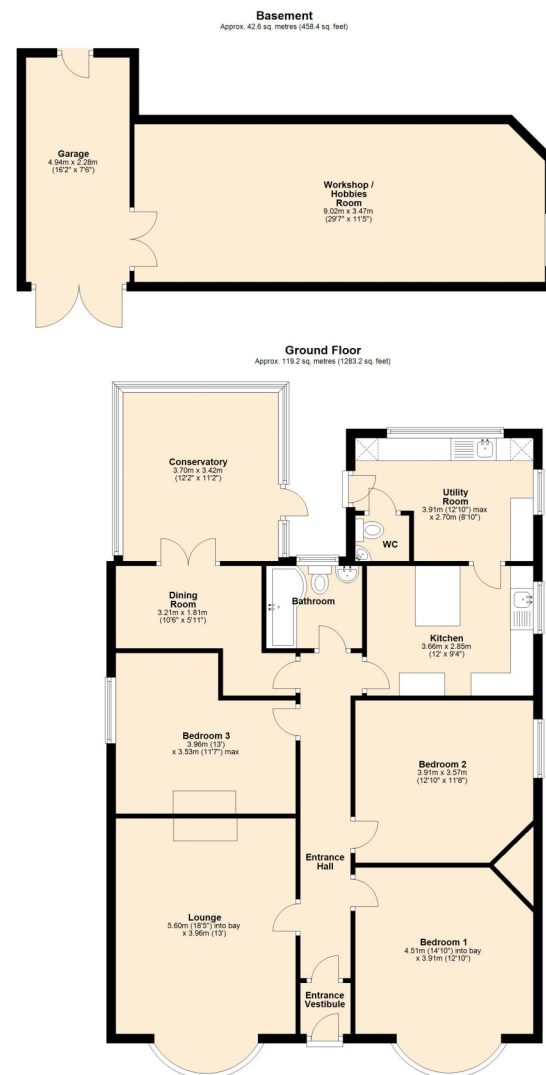
**Saturday**

**9.00am—4.00pm**

(Central Plymouth Office Only)

**Our Property Reference:**

**27/C/24 5413**



**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

**PLYMOUTH HOMES** ESTATE AGENTS



**THREE BEDROOMS**  
**DETACHED BUNGALOW**  
**LARGE GARDENS**  
**EXTERNALLY INSULATED**  
**SOUGHT AFTER LOCATION**  
**DRIVEWAY & GARAGE**  
**29' WORKSHOP/HOBBIES ROOM**

**17 Smallack Drive, Crownhill,  
 Plymouth, PL6 5EA**

*We feel you may buy this property because...*  
 'This detached bungalow is positioned in a sought after location, has large gardens and a driveway leading to a garage with a 29' workshop/hobbies room.'

**£400,000**

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



## Number of Bedrooms

Three Double Bedrooms

## Property Construction

Solid Brick Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

Private Driveway and Garage

## Outside Space

Front And Rear Gardens

## Council Tax Band

D

## Council Tax Cost 2024/2025

Full Cost: £2,214.87

Single Person: £1,661.15

## Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £7,500

Second Home or Investment

Property: £19,500

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

## What3words Location

///occurs.cherry.slips

## 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 'tucked away' location, yet close to Crownhill and other facilities, this detached bungalow has an attractive outlook to the front over established trees. The spacious accommodation comprises: entrance vestibule, hallway, good size lounge, dining room, kitchen, large utility room, cloakroom, three bedrooms and a bathroom. Externally the property has impressive front and rear gardens, a 53' driveway leading to a garage and a large 29' workshop/hobbies room. Offered for sale with no onward chain, Plymouth Homes highly recommend this desirable detached family home.

## The Accommodation Comprises...

### GROUND FLOOR

uPVC double glazed entrance door opening to:

#### ENTRANCE VESTIBULE

Mat flooring, door to:

#### ENTRANCE HALL

Radiator, dado rail, picture rail, coved ceiling.

#### LOUNGE

**5.60m (18'5") into bay x 3.96m (13')**

Impressive room with a double glazed bay window to the front, feature solid fuel stove fire set in a chimney recess, radiator.

#### DINING ROOM

**3.21m (10'6") x 1.81m (5'11")**

Radiator, picture rail, access to the loft, double glazed double doors to:

#### CONSERVATORY

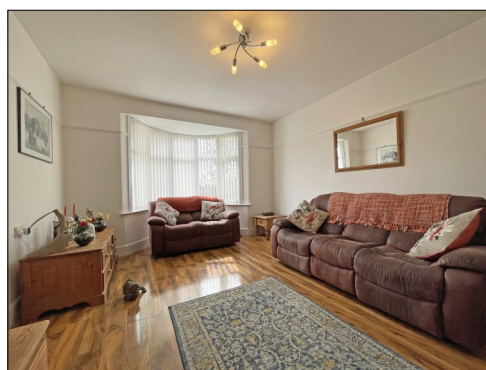
**3.70m (12'2") x 3.42m (11'2")**

Good size conservatory with double glazed windows to three sides, polycarbonate roof, two radiators, two wall lights, double glazed door the rear garden.

#### KITCHEN

**3.66m (12') x 2.85m (9'4")**

Fitted with a matching range of base and eye level units with worktop space above, breakfast bar, sink unit with a single drainer and mixer tap, gas point for cooker with a cooker hood above, double glazed window to the side, recessed spotlights, tiled splashbacks, part glazed door to:



#### UTILITY ROOM

**3.91m (12'10") max x 2.70m (8'10")**

Fitted matching base units, sink unit with a single drainer and mixer tap, plumbing for washing machine, space for an American style fridge/freezer and tumble dryer, double glazed windows to the side and rear, two radiators, recessed spotlights, wall mounted gas combination boiler.

#### CLOAKROOM

Suite comprising a wash hand basin, low-level WC, extractor fan, tiled splashback.

#### BEDROOM 1

**4.51m (14'10") into bay x 3.91m (12'10")**

Double glazed bay window to the front, radiator.

#### BEDROOM 2

**3.91m (12'10") x 3.57m (11'8")**

Double glazed window to the side, radiator, picture rail.

#### BEDROOM 3

**3.96m (13') x 3.53m (11'7") max**

Double glazed window to the side, radiator, picture rail, coved ceiling.

#### BATHROOM

Suite comprising a panelled bath with shower and screen above, pedestal wash hand basin, low-level WC, tiled walls, heated towel rail, frosted double glazed window to the rear, recessed spotlights.

#### OUTSIDE

**16.2m (53') DRIVEWAY**, providing off road parking for several cars, leads to:



#### GARAGE

**4.94m (16'2") x 2.28m (7'6")**

Double vehicular doors, wall mounted light, doors to the rear garden and workshop/hobbies room.

#### WORKSHOP/HOBBIES ROOM

**9.02m (29'7") x 3.47m (11'5")**

Double glazed window to the side, power and light, water tap, access to under house storage, potential for radiator heating.

#### FRONT

**14.3m (47') x 12.8m (42')**

Impressive large front garden that is mainly laid to lawn with inset shrubs, bushes and palm trees, path and steps to front veranda, side access to the rear garden.

#### REAR

**12.8m (42') x 12.8m (42')**

An attractive rear garden that is mainly laid to lawn with an inset pond and decked seating area with arbour. The garden is enclosed by fence panelling and has a gravelled area with a timber garden shed, inset trees and bushes, outside water tap.

#### AGENT'S NOTE 1

The property to the right hand side has been unoccupied for some time. The new owners have obtained planning permission (application number 23/00518/FUL) for a single storey extension, loft conversion and driveway.

#### AGENT'S NOTE 2

The local Councillors and Member of Parliament have confirmed that funding has been secured to re-open the right hand turn on Tavistock Road into Charlton Road. It is anticipated that these works will start soon, improving access for all the local residents.