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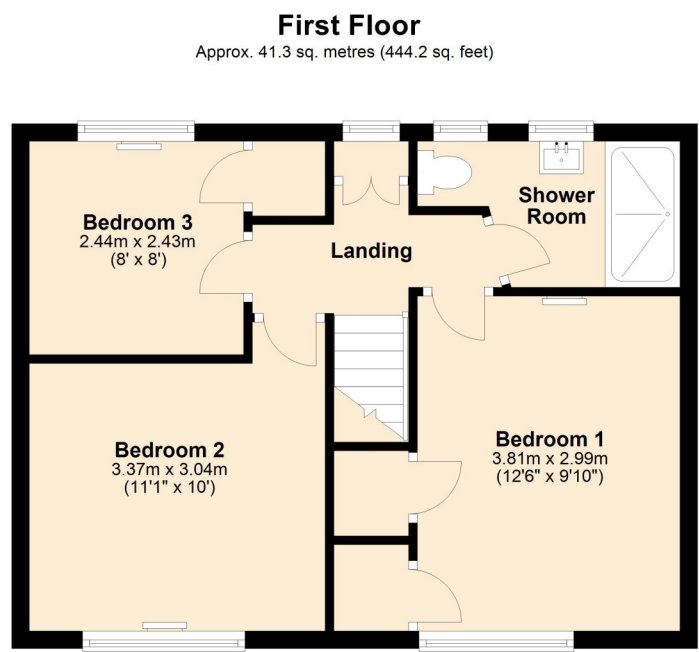
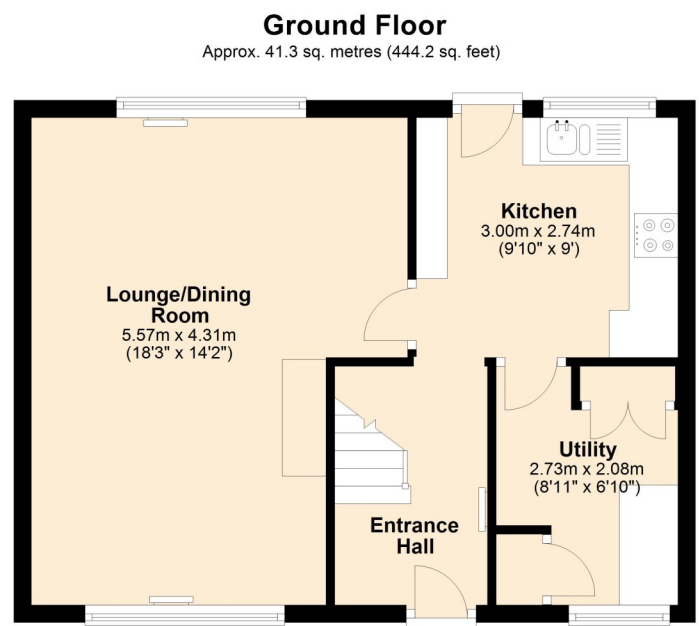
Email Us
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Opening Hours
Monday - Friday
 9.15am—5.30pm
Saturday
 9.00am—4.00pm
 (Central Plymouth Office Only)

Our Property Reference:
 08/E/24 5447

Floor Plans...



PLYMOUTH HOMES ESTATE AGENTS



21 Tintagel Crescent, Pennycross, Plymouth, PL2 3TS

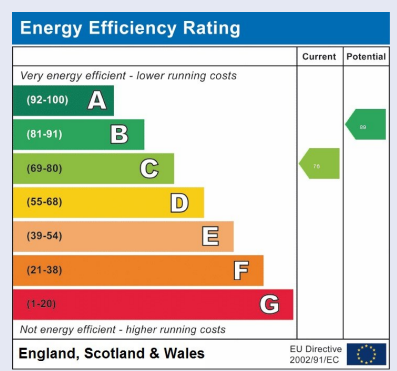
- DECEPTIVELY SPACIOUS**
- BEAUTIFULLY PRESENTED**
- THREE BEDROOMS**
- LOUNGE/DINING ROOM**
- MODERN SHOWER ROOM**
- BACKING ONTO WOODLAND**

We feel you may buy this property because...
 'Of the deceptively spacious and well-presented accommodation.'

£190,000

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.



www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Lang Easiform Construction

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

South Facing Garden

Council Tax Band

A

Council Tax Cost 2024/2025

Full Cost: £1,476.58

Single Person: £1,107.44

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £5,700

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

What3words Location

///feed.even.spices

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 100Mbps

Introducing...

This beautifully presented and spacious home would make the ideal first time or family home. Internally the accommodation offers a lovely lounge/dining room, modern kitchen with breakfast bar, utility, three good sized bedrooms and a modern shower room. Further benefits include double glazing, central heating and to the rear there is a garden backing onto woodland. Plymouth Homes advise an early viewing to avoid missing this lovely property.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A uPVC part glazed entrance door opens into the entrance hall.

ENTRANCE HALL

With radiator, wood effect laminate flooring, decorative panelled wall, stairs rising to the first-floor landing with an under stairs storage recess, open plan into the kitchen.

KITCHEN

3.00m (9'10") x 2.74m (9')

Fitted with a matching range of modern base and eye level units with worktop space above, breakfast bar, 1 ½ bowl sink unit with single drainer and mixer tap, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed window to the rear, wood effect laminate flooring, uPVC glazed door opening to the rear garden, doors into the utility and the lounge/dining room.

UTILITY

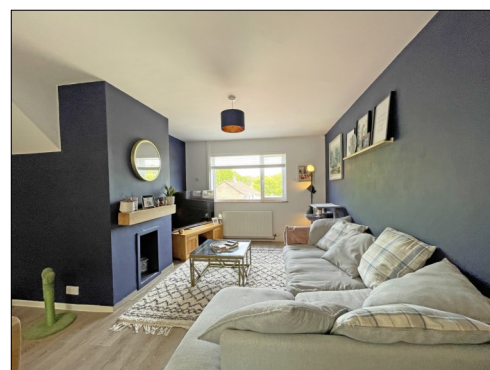
2.73m (8'11") x 2.08m (6'10")

Fitted with a range of base and eye level units with worktop space above, spaces for freezer, fridge/freezer and washing machine, double glazed window to the front, meter/storage cupboard, boiler cupboard housing the wall mounted boiler serving the heating system and domestic hot water.

LOUNGE/DINING ROOM

5.57m (18'3") x 4.31m (14'2")

A lovely spacious reception room with double glazed windows to the front and rear, two radiators, wood effect laminate flooring.



FIRST FLOOR

LANDING

With double glazed window to the rear with views of the garden and woodland beyond, built in storage cupboard, decorative panelled walls.

BEDROOM 1

3.81m (12'6") x 2.99m (9'10")

A lovely sized double bedroom with double glazed window to the front, radiator, access to the part boarded loft space with retracting ladder and light, two built in storage cupboards.

BEDROOM 2

3.37m (11'1") x 3.04m (10')

A second double bedroom with double glazed window to the front, radiator.

BEDROOM 3

2.44m (8') x 2.43m (8')

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

SHOWER ROOM

Fitted with a three-piece white suite comprising double shower enclosure with rainfall shower above and separate hand shower attachment, pedestal wash hand basin with cupboard storage below, low-level WC, chrome radiator/towel rail, extractor fan, tiled splashback, two obscure double-glazed windows to the rear, tiled flooring, recessed ceiling spotlights.



OUTSIDE:

FRONT

The front of the property is approached via steps which rise to the main entrance and a lawned garden area.

REAR

At the rear there is a tiered garden measuring **9.79m (32'1") in length x 7.63m (25') in width**. Adjoining the property is a lower courtyard area with steps rising to lawned sections, all enclosed by wooden fencing and backing onto woodland beyond.

AGENT'S NOTE

In accordance with the Estate Agents Act 1979. We hereby declare that the seller of this property is an employee of Plymouth Homes.