

## 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/F/24 5475



## 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



Draft Details – Not Approved & Subject To Change



**THREE BEDROOMS**  
**IMPRESSIVE EXTENDED**  
**KITCHEN**  
**WELL PRESENTED**  
**LEVEL 55' REAR GARDEN**  
**DRIVEWAY PARKING**  
**SOUGHT AFTER LOCATION**

**13 Cross Park Road, Crownhill,  
Plymouth, PL6 5AN**

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

'This traditional semi detached home is positioned in a sought after location and benefits from a 28' extended kitchen/breakfast room to the rear'.

**£375,000**

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



**Number of Bedrooms**  
Three/Four Bedrooms

**Property Construction**  
Solid Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
Private Driveway

**Outside Space**  
Enclosed Garden

**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: £6,250  
Second Home or Investment  
Property: £17,500

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

**What3words Location**  
///hills.crisis.nation

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

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

## Introducing...

This beautifully presented semi-detached home is positioned close to Crownhill shops and benefits from a particularly large kitchen/breakfast room extension to the rear. The well presented accommodation comprises: entrance porch, hallway, inner hallway, lounge, dining room, impressive kitchen/breakfast room, utility area, three bedrooms and a modern shower room. Externally the property has driveway parking for 2 cars to the front and an attractive 55' enclosed and level garden to the rear. Offered for sale with gas central heating and double glazing, Plymouth Homes highly recommend this desirable and extended family home.

## The Accommodation Comprises...

### GROUND FLOOR

#### PORCH

Windows to the front and side, internal stained glass window, ceramic tiled floor, entrance door to:

#### ENTRANCE HALL

Radiator, exposed wooden floor, dado rail, stairs to the first floor landing with an under-stairs storage cupboard.

#### LOUNGE

**4.21m (13'10") into bay x 4.06m (13'4")**

Double glazed bay window to the front, ornate fireplace set in a feature wooden surround with a hearth, radiator, exposed wooden floor, picture rail.

#### INNER HALL

A good size space with potential to possibly be used as a study area, double glazed window to the side, radiator, exposed wooden floor, picture rail.

#### DOWNSTAIRS WC

Frosted double glazed window to side, wash hand basin, low-level WC, tiled splashback, recessed spotlights.

#### DINING ROOM

**4.06m (13'4") x 3.69m (12'1")**

Currently being used as a ground floor bedroom, with ornate fireplace set in a feature wooden surround with a hearth, radiator, exposed wooden floor, picture rail, double glazed double doors to the garden.



#### KITCHEN/BREAKFAST ROOM

**8.53m (28') x 3.25m (10'8")**

Impressive large kitchen 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, integrated dishwasher, six hob range style cooker, double glazed window and stable door to the front, two radiators, space for a large American style fridge freezer, double glazed double doors opening to the rear garden.

#### UTILITY AREA

**2.08m (6'10") x 1.16m (3'10") max**

Plumbing for washing machine, shelf for tumble dryer, double glazed window to the side.

#### FIRST FLOOR

#### LANDING

Double glazed window to the side, picture rail.

#### BEDROOM 1

**4.51m (14'10") into bay x 3.87m (12'8")**

Double glazed bay window to the front, range of wardrobes, radiator, picture rail.

#### BEDROOM 2

**4.06m (13'4") x 3.87m (12'8") max**

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

#### BEDROOM 3

**3.84m (12'7") max x 2.00m (6'7") max**

Double glazed window to the front, radiator, picture rail, access to the loft with a pull down wooden ladder, over stairs built in wardrobe.

