

## 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

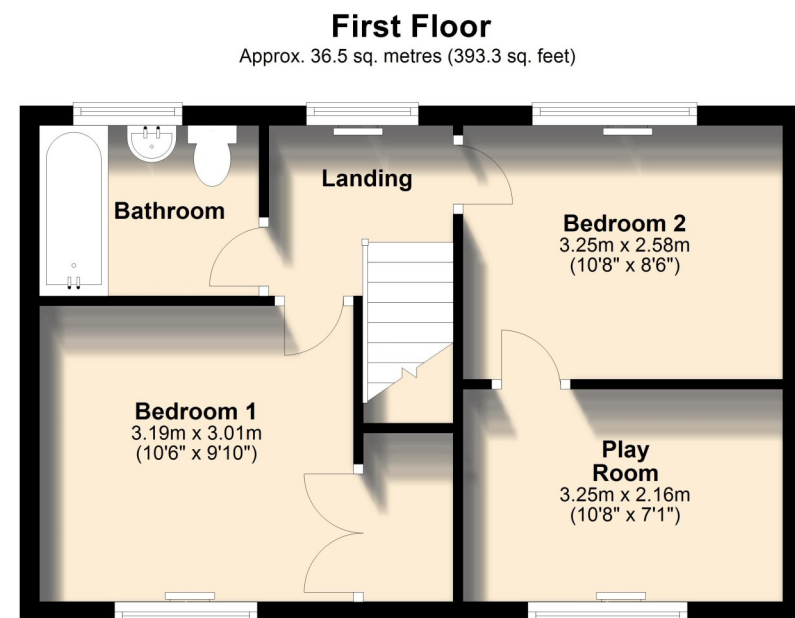
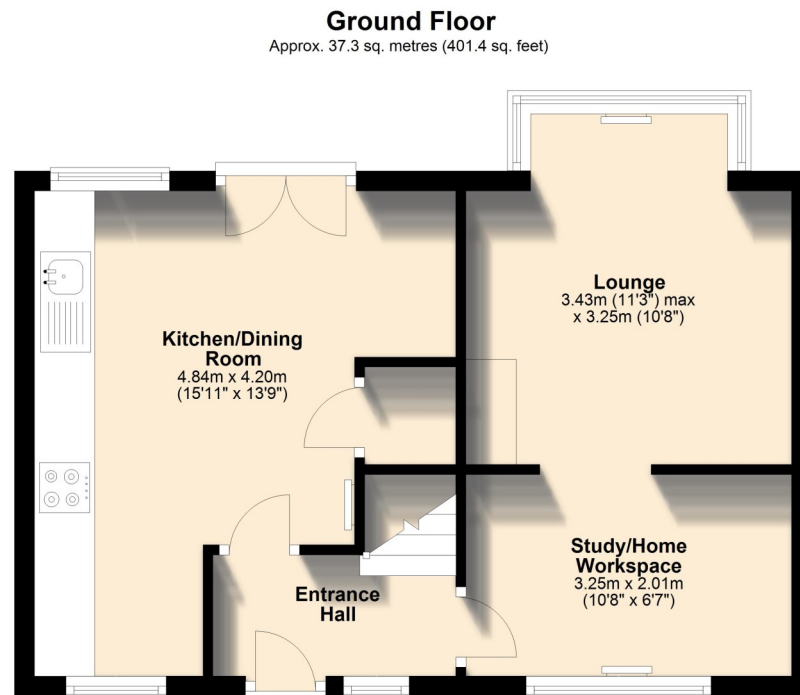
9.00am—4.00pm

(Central Plymouth Office Only)

## Our Property Reference:

14/H/24 5524

## Floor Plans...



PLYMOUTH  
**HOMES** ESTATE AGENTS



**70 Berwick Avenue, Crownhill,  
Plymouth, PL5 3TQ**

**POPULAR LOCATION  
TWO RECEPTIONS  
TWO BEDROOMS  
LARGE REAR GARDEN  
STUDY/HOME WORKSPACE  
CENTRAL HEATING**

*We feel you may buy this property because...*  
'Of the popular location, versatile accommodation and the large rear garden.'

**£215,000**

## 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
66	85

Very energy efficient - lower running costs  
(92+) 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 & Wales EU Directive 2002/91/EC  
WWW.EPC4U.COM

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

**Number of Bedrooms**

Two Bedrooms

**Property Construction**

Cavity Brick Walls

**Heating System**

Gas Central Heating

**Water Meter**

Yes

**Parking**

On Street Parking

**Outside Space**

Long Rear 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: £6,450

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

**What3words Location**

///vibrates.cards.wishes

**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 semi-detached property boasts a large, west facing garden measuring in excess of **23.77m (78')** in length. Internally the accommodation comprises kitchen/dining room, a study/home workspace, separate lounge, two bedrooms, playroom and a bathroom. Further benefits include double glazing and central heating. Plymouth Homes advise an early viewing to avoid disappointment.

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

Entry is via a uPVC half glazed door opening to the entrance hall.

**ENTRANCE HALL**

With obscure double-glazed window to the front, stairs rising to the first-floor landing, doors to the kitchen/dining room and the study/home workspace.

**KITCHEN/DINING ROOM**

**4.84m (15'11") x 4.20m (13'9")**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, splashbacks, wall mounted boiler serving the heating system and domestic hot water, spaces for washing machine and tumble dryer, fitted electric oven and four ring electric hob with stainless steel cooker hood above, double glazed windows to the front and rear, radiator, wood effect laminate flooring, understairs storage cupboard, dado rail, uPVC glazed double doors opening onto the garden.

**STUDY/HOME WORKSPACE**

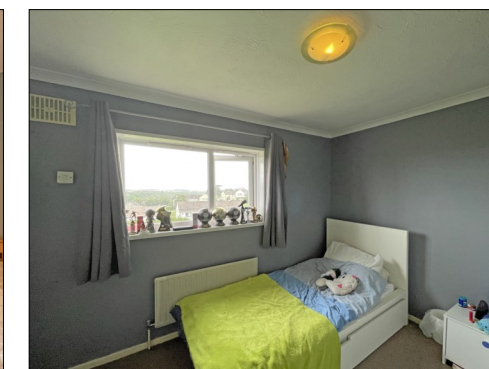
**3.25m (10'8") x 2.01m (6'7")**

The original lounge has been split with a stud wall to incorporate a useful study/home workspace and the separate lounge area. These rooms could also be returned back to one reception space. With double glazed window to the front, radiator, coving to ceiling, open plan doorway into the lounge.

**LOUNGE**

**3.43m (11'3") max x 3.25m (10'8")**

With double glazed box window to the rear, wall mounted log effect gas fire, radiator, coving to ceiling.

**FIRST FLOOR****LANDING**

With double glazed window to the rear overlooking the garden, radiator, coving to ceiling, access to the loft space.

**BEDROOM 1**

**3.19m (10'6") x 3.01m (9'10")**

With double glazed window to the front, radiator, built in storage cupboard also housing the hot water cylinder.

**BEDROOM 2**

**3.25m (10'8") x 2.58m (8'6")**

The original main bedroom has been split with a stud wall to provide the bedroom and playroom. This could also be removed, and the room turned into one large bedroom. With double glazed window to the rear overlooking the garden and with open views, radiator, coving to ceiling, door to the playroom.

**PLAYROOM**

**3.25m (10'8") x 2.16m (7'1")**

With double glazed window to the front, radiator, coving to ceiling.

**BATHROOM**

**2.23m (7'4") x 1.73m (5'8")**

Fitted with a three-piece white suite comprising panelled bath with independent electric shower above, pedestal wash hand basin, low-level WC, tiled splashbacks, radiator/towel rail, obscure double-glazed window to the rear, wood effect laminate flooring.

**OUTSIDE:****FRONT**

The front is approached via a shared pathway with steps descending to a garden area and the main entrance.

**REAR**

The rear garden is a particular feature of the property, being westerly facing and measuring in excess of **23.77m (78') in length x 9.75m (32') in width**. The majority of the garden is laid to lawn.