

## Contact us

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## Email Us

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## Website

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

## Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

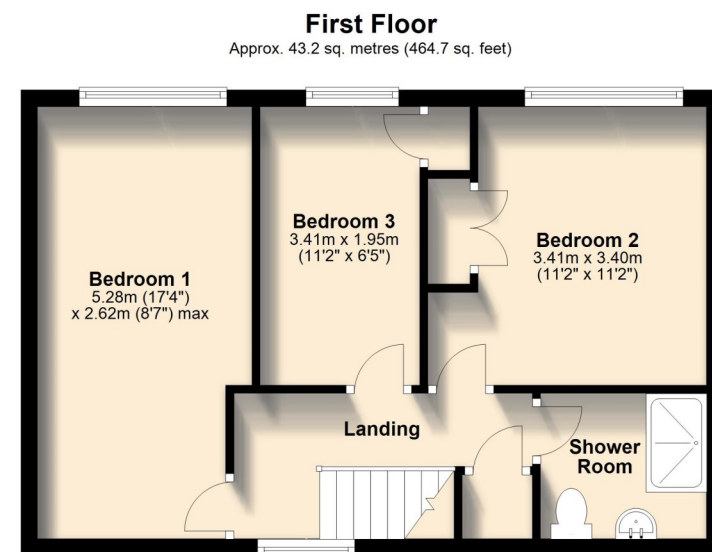
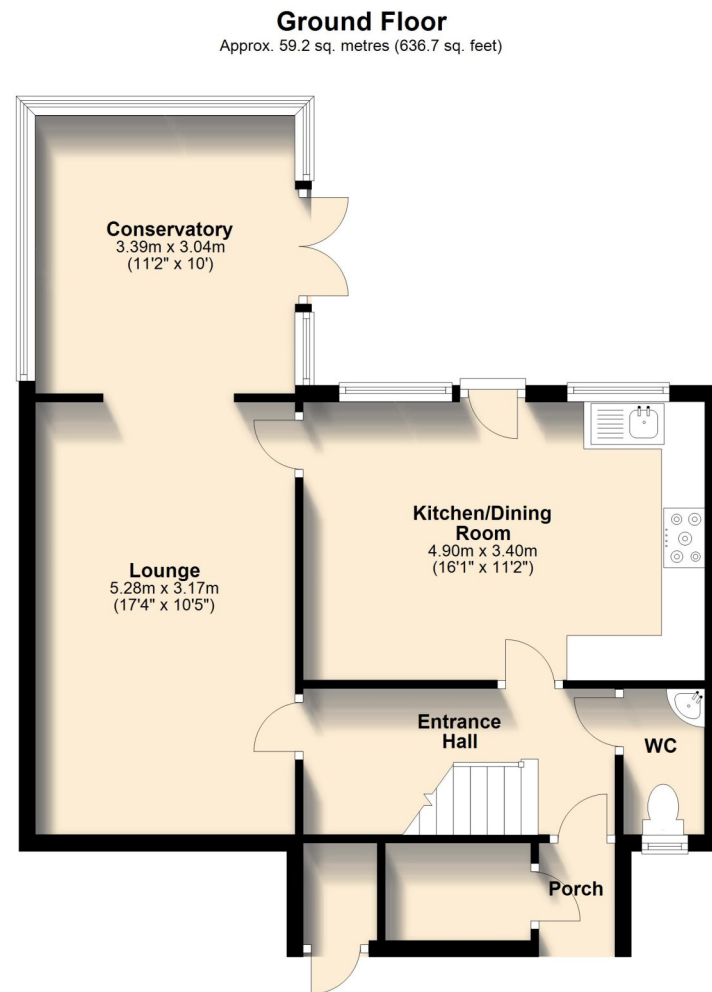
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

28/H/24 5533

## Floor Plans...



## 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



**147 Tailyour Road, Crownhill,  
Plymouth, PL6 5DH**

**THREE BEDROOMS  
TWO RECEPTIONS  
CONSERVATORY  
DOWNSTAIRS WC  
ALLOCATED PARKING  
NO ONWARD CHAIN**

*We feel you may buy this property because...*  
'Of the popular location and well-proportioned accommodation.'

**£200,000**

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

Energy Efficiency Rating	
Current	Potential
66	78

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

## Number of Bedrooms

Three Bedrooms

## Property Construction

Wimpey No-Fines  
Construction

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

Allocated Parking

## Outside Space

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: £6,000

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

## What3words Location

///trip.ground.pets

## 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 spacious home is located in Crownhill within close proximity to a local nature reserve. Internally the accommodation offers lounge, conservatory, kitchen/dining room, downstairs wc, three bedrooms and the bathroom. Further benefits include double glazing, central heating and externally there is a southerly facing rear garden. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to avoid disappointment.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

Entry is via a covered porch accessing a useful outside storage shed and a uPVC part glazed entrance door into the entrance hall.

#### ENTRANCE HALL

With radiator and stairs rising to the first-floor landing with an under-stairs recess.

#### DOWNSTAIRS WC

With obscure double-glazed window to the front and fitted with a two-piece suite comprising wall mounted wash hand basin, low-level WC, tiled splashbacks, radiator, coving to ceiling.

#### KITCHEN/DINING ROOM

**4.90m (16'1") x 3.40m (11'2")**

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, stainless steel sink unit with single drainer and mixer tap, spaces for dishwasher and cooker, fitted electric oven and five ring gas hob with wall mounted cooker hood above, two double glazed windows to the rear, radiator, coving to ceiling, recessed ceiling spotlights, uPVC half glazed door opening onto the rear garden, door into the lounge.

#### LOUNGE

**5.28m (17'4") x 3.17m (10'5")**

With radiator, wall lights, coving to ceiling, door to the entrance hall, open plan into the conservatory.



#### CONSERVATORY

**3.39m (11'2") x 3.04m (10')**

With double glazed windows to the side and rear, radiator, tiled flooring, uPVC glazed double doors opening to the garden.

#### FIRST FLOOR

#### LANDING

With double glazed window to the front, cupboard housing the wall mounted boiler serving the heating system and domestic hot water.

#### BEDROOM 1

**5.28m (17'4") x 2.62m (8'7") max**

A double bedroom with double glazed window to the rear, radiator.

#### BEDROOM 2

**3.41m (11'2") x 3.40m (11'2")**

With double glazed window to the rear, radiator, built in storage cupboard.

#### BEDROOM 3

**3.41m (11'2") x 1.95m (6'5")**

With double glazed window to the rear, radiator, access to the loft space, built in storage cupboard.

#### SHOWER ROOM

Fitted with a three-piece suite comprising double shower enclosure with fitted electric shower above, wall mounted wash hand basin, low-level WC, extractor fan, shaver point and light, tiled splashbacks, radiator.

#### OUTSIDE:

##### FRONT

The front of the property is approached via a walkway from the roadside, leading to the covered main entrance and an external bin store.

##### REAR

At the rear the property opens to a southerly facing and tiered garden measuring **10.36m (34') x 8.17m (26'9")**. The garden comprises of paved and gravelled garden areas, with raised flower borders, enclosed by fencing with a pathway and steps rising to a gate giving rear access to Tailyour Road.

##### PARKING

The property benefits from an allocated parking space located nearby. On street parking is also available on Tailyour Road but is on a non-allocated basis.

##### AGENT'S NOTE

We're informed there is an estate charge of £300 per year for the maintenance of communal areas.

