

## Contact 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:

20/1/24 5548

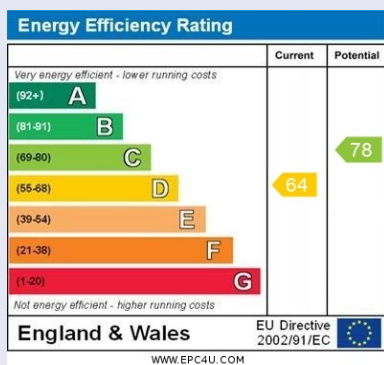


## Floor Plans...



## 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



**47 Bowden Park Road, Crownhill,  
Plymouth, PL6 5NG**

**POPULAR LOCATION  
THREE BEDROOMS  
THREE RECEPTIONS  
GOOD SIZE GARDEN  
DRIVE & GARAGE  
NO ONWARD CHAIN**

*We feel you may buy this property because...  
'Of the popular location and potential on offer.'*

**Offers In Excess Of  
£325,000**

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

### Number of Bedrooms

Three Bedrooms

### Property Construction

Cavity Brick Walls

### Heating System

Gas Central Heating

### Water Meter

Yes

### Parking

Private Driveway and Garage

### Outside Space

Front And Rear Gardens

### Council Tax Band

C

### Council Tax Cost 2024/2025

Full Cost: £1,968.77

Single Person: £1,476.58

### Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £3,750

Second Home or Investment

Property: £13,500

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

### What3words Location

///fired.port.squad

### 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...

This classic 1930's semi-detached home is located in a renowned road within Crownhill. The property occupies a good-sized plot and comprises: bay fronted lounge, dining room, breakfast room, kitchen, downstairs wc, three first floor bedrooms and a modern shower room. Further benefits include double glazing, central heating and externally there is a private driveway to garage and a good sized, level and enclosed rear garden measuring 18.95m (62'2") in length. Offered for sale with no onward chain Plymouth Homes advise an early viewing to appreciate this perfect family home.

### The Accommodation Comprises...

#### GROUND FLOOR

##### ENTRANCE

A uPVC part glazed entrance door opens into the porch.

##### PORCH

With obscure double-glazed window to front, dado rail, uPVC part glazed entrance door with side windows opening into the entrance hall.

##### ENTRANCE HALL

With radiator, wood effect laminate flooring, picture rail, stairs rising to the first-floor landing with an under-stairs storage cupboard.

##### LOUNGE

**4.41m (14'6") max x 4.16m (13'8")**

With double glazed bay window to the front, coal effect living flame gas fire set within a feature stone surround, radiator, picture rail.

##### DINING ROOM

**3.96m (13') x 3.66m (12')**

With double glazed window to the rear, built in storage cupboard into alcove, radiator, picture rail.

##### BREAKFAST ROOM

**2.75m (9') x 2.40m (7'10")**

With double glazed window to the side, built in storage cupboard, radiator, picture rail, door into the kitchen.



##### KITCHEN

**3.07m (10'1") x 2.73m (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, tiled splashbacks, spaces for fridge/freezer, slimline dishwasher, washing machine, tumble dryer and cooker, double glazed windows to either side, uPVC half glazed door opening onto the rear garden.

##### DOWNSTAIRS WC

With two obscure double-glazed windows to the side and fitted with a two piece suite comprising wall mounted wash hand basin, low-level WC, tiled splashbacks, laminate flooring.

##### FIRST FLOOR

##### LANDING

With double glazed window to the side, picture rail.

##### BEDROOM 1

**4.54m (14'11") max x 3.82m (12'6")**

A double bedroom with double glazed bay window to the front, built in storage cupboards into alcoves, radiator, picture rail.

##### BEDROOM 2

**3.96m (13') x 3.66m (12')**

A second double bedroom with double glazed window to the rear, built in storage cupboard, radiator.

##### BEDROOM 3

**2.45m (8') x 2.24m (7'4")**

A single bedroom with double glazed window to the front, radiator, picture rail.



##### SHOWER ROOM

**2.75m (9') x 2.40m (7'10")**

Fitted with a modern three-piece suite comprising double shower enclosure with fitted shower above and shower screen, vanity wash hand basin with cupboard storage below, low-level WC, radiator/towel rail, wall mounted mirrored cabinet, tiled splashbacks, two obscure double glazed windows to the side, cupboard housing the wall mounted boiler serving the heating system and domestic hot water, tile effect laminate flooring, recessed ceiling spotlights, access to the loft space.

##### OUTSIDE:

##### FRONT

The property occupies a good-sized plot, approached from the front via a private driveway measuring **18.22m (59'9")** and leading to the main entrance, garage and side gate onto the rear garden. The front garden is laid to lawn with hedged and flower borders.

##### REAR

The rear opens to a good-sized garden measuring **18.95m (62'2") in length x 14.78m (48'6") in width**. The garden comprises lawned areas and flower borders with mature tree and all enclosed by wall and fencing. From the garden there is a pedestrian side door into the garage.

##### GARAGE

The garage measures **2.57m (8'5") in width x 4.78m (15'8") in length**, has an up and over garage door to the driveway, window to the rear and power supply.

