

## 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**

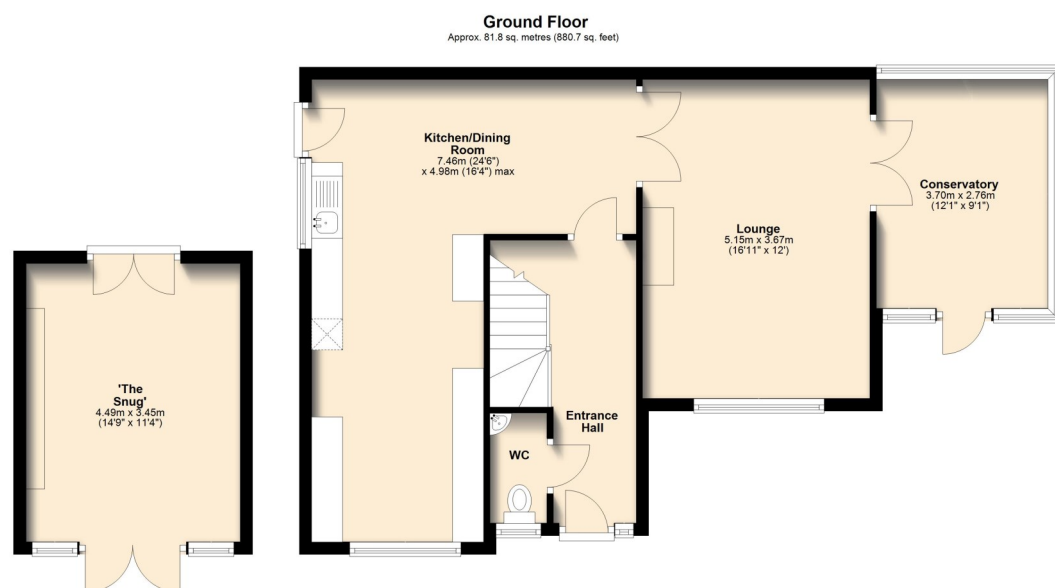
**Saturday**

**9.00am—4.00pm**

(Central Plymouth Office Only)

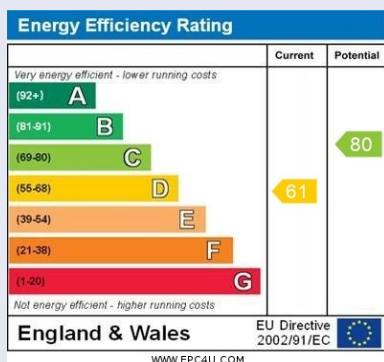
**Our Property Reference:**

**07/B/25 5645**



## Further Information...

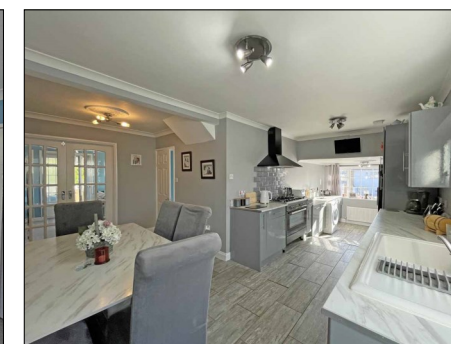
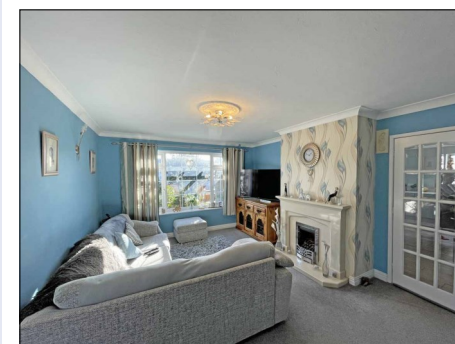
Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before 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**  
**SOUGHT AFTER LOCATION**  
**CONSERVATORY**  
**LARGE KITCHEN/DINER**  
**GOOD SIZE BATHROOM**  
**DRIVEWAY PARKING**  
**GARDEN/HOBBIES ROOM**

**23 Drax Gardens, Crownhill,  
Plymouth, PL6 5BJ**

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

'This good size family home is positioned in a sought-after area and benefits from a south facing garden and off road parking.'

**Offers In Excess Of  
£365,000**

[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

**Outside Space**  
Corner Plot Garden

**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: £5,750  
Second Home or Investment  
Property: £24,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents and that stamp duty rates will increase on 1st April 2025.

**What3words Location**  
///digs.skip.flats

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

**Maximum Broadband Available**  
Download Speed: 1800Mbps  
Upload Speed: 1000Mbps

*Introducing...*

This good size family home is positioned on a corner plot and benefits from a south facing garden and driveway parking. The accommodation comprises: entrance hallway, lounge, conservatory, large ‘L’ shape kitchen/ dining room, three bedrooms and a large bathroom. Externally the property has a south facing garden to the front, off road parking and ‘The Snug’, originally built as a garage but used by the current owners as an additional sitting/garden room. With double glazing and gas central heating, Plymouth Homes recommend this comfortable family home.

*The Accommodation Comprises...*

**GROUND FLOOR**

Part glazed entrance door opening to:

**ENTRANCE HALL**

Double glazed window to the front, wooden floor, coved ceiling, stairs to the first floor landing with an under-stairs storage cupboard.

**CLOAKROOM**

Frosted double glazed window to the front, vanity wash hand basin, low-level WC, heated towel rail, tiled walls, tiled flooring.

**LOUNGE**

**5.15m (16'11") x 3.67m (12')**  
Double glazed window to the front, coal effect gas fire set in a feature polished stone surround, coved ceiling, double doors to:

**CONSERVATORY**

**3.70m (12'1") x 2.76m (9'1")**  
Good size conservatory with a polycarbonate roof and double glazed windows to three side, power and light, double glazed door to the garden.

**KITCHEN/DINING ROOM**

**7.46m (24'6") x 4.98m (16'4") max**  
Impressive large ‘L’ shaped room, fitted with a matching range of modern base and eye level units with worktop space above, ceramic sink unit with a single drainer and mixer tap, plumbing for washing machine, space for an American style fridge/freezer, gas point for range cooker with a cooker hood above (range cooker available by separate negotiation), double glazed window and door to the side with a further double glazed window to the front, radiator, ceramic tiled floor, coved ceiling, space for a dining table.



**FIRST FLOOR**

**LANDING**

Coved ceiling with access to the loft, over stairs storage cupboard, two further storage cupboards.

**BEDROOM 1**

**5.03m (16'6") x 3.12m (10'3")**  
Large bedroom with two double glazed windows to the front, radiator, coved ceiling.

**BEDROOM 2**

**3.99m (13'1") x 1.93m (6'4")**  
Double glazed window to the side, radiator.

**BEDROOM 3**

**2.77m (9'1") x 2.23m (7'4")**  
Double glazed window to the front, radiator, coved ceiling.

**BATHROOM**

Good size bathroom with a suite comprising a roll top free standing bath with hand shower attachment, vanity wash hand basin, tiled shower cubicle with fitted Mira electric shower, low-level WC, tiled walls, heated towel rail, frosted double glazed window to the side, tiled flooring, recessed spotlights.

**OUTSIDE**

**DRIVEWAY**

**9.1m (30')** driveway with a gravelled area to the side providing off road parking.

**GARDEN**

The south facing garden is primarily to the front and side of the property and screened by fencing, large area of lawn with a paved seating area, range of established shrubs and bushes, outside water tap, twin vehicular gates. To the rear of the property is a small courtyard area with space for a shed and giving access to:

**'THE SNUG'**

**4.49m (14'9") x 3.45m (11'4")**  
Two double glazed windows and twin doors to the front, media wall with recesses for a large flat screen television and sound bar and an inset log effect contemporary fire. Rustic wood effect wall panelling. A further set of double doors open to the rear. We have been informed by the current owners that this room was originally built as a garage but does not have building regulations to be converted into living accommodation.

