

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

**North Plymouth and
Residential Lettings Office**

56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

21/B/25 5658

Can We Help Further?

Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

Need an EPC?

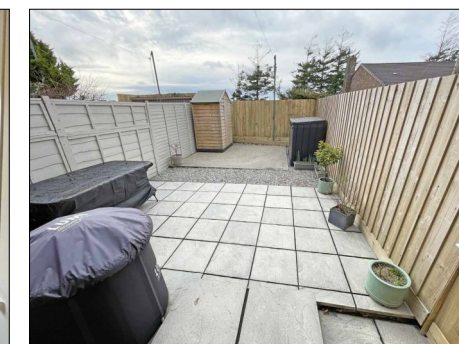
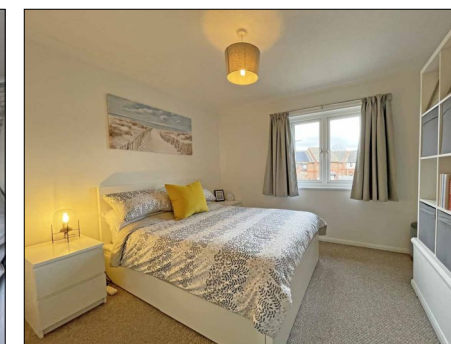
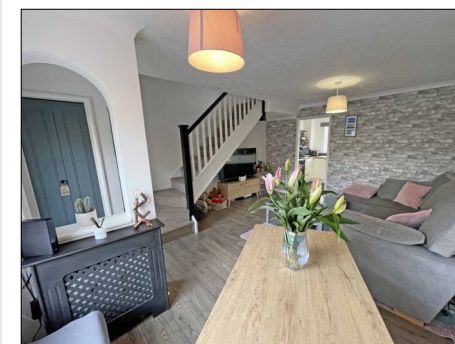
We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the highly competitive fee of only £50 plus VAT. Please contact us on (01752) 514500 to book your appointment.

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



**93 Carroll Road, Crownhill,
Plymouth, PL5 3RZ**

**POPULAR LOCATION
BEAUTIFULLY PRESENTED
ALLOCATED PARKING
TWO DOUBLE BEDROOMS
SOUTH FACING GARDEN
CLOSE TO AMENITIES**

We feel you may buy this property because...
'Of the beautifully presented accommodation on offer.'

£190,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	61	
(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
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Electric Heating

Water Meter
Yes

Parking
Allocated Off Road Parking

Outside Space
South Facing Garden

Council Tax Band
B

Council Tax Cost 2024/2025
Full Cost: £1,722.68
Single Person: £1,292.01

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: Nil
Second Home or Investment Property: £9,500

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
///tribe.bind.gently

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

Maximum Broadband Available
Download Speed: 1800Mbps
Upload Speed: 220Mbps

Introducing...

This beautifully presented home is ideally situated at the end of a cul-de-sac and located close to a range of amenities. Internally the accommodation offers lounge/dining room, modern kitchen, two double bedrooms and bathroom. Further benefits include double glazing, electric heating, an allocated parking space and a south westerly facing garden. Plymouth Homes advise an early viewing of this beautiful home to fully appreciate all it has to offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a part glazed uPVC door opening into the lounge/dining room.

LOUNGE/DINING ROOM

4.72m (15'6") x 3.91m (12'10")

A good size reception space with double glazed window to the front, storage cupboard, concealed storage heater, wood effect laminate flooring, coving to ceiling, stairs rising to the first-floor landing with an under-stairs recess, sliding door into the kitchen.

KITCHEN

3.91m (12'10") x 2.35m (7'8")

Fitted with a matching range of base and eye level units with worktop space above, tiled splashbacks, sink unit with single drainer and mixer tap, spaces for fridge/freezer, washing machine and cooker, wall mounted cooker hood, double glazed window to the rear, uPVC door opening onto the rear garden.

FIRST FLOOR

LANDING

With a built in storage cupboard housing the hot water emersion tank, storage heater, and access to the loft space.

BEDROOM 1

3.91m (12'10") max x 3.03m (9'11")

A double bedroom with double glazed window to the front, coving to ceiling, built in wardrobes.



BEDROOM 2

3.20m (10'6") x 1.92m (6'3")

A second double bedroom with double glazed window to the rear, built in wardrobes, coving to ceiling.

BATHROOM

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, pedestal wash hand basin, low-level WC, tiled splashbacks, heated towel rail, extractor fan.

OUTSIDE:

FRONT

The front of the property is approached via a paved pathway and gravelled garden area leading to the main entrance. There is also an allocated parking space located to the front.

REAR

The rear opens to a lovely, south facing and enclosed rear garden measuring **3.96m (13'07") x 7.92m (26')**. The low maintenance garden comprises a patio seating area with space for garden shed, cold water tap, enclosed by wooden fencing with a gate giving side access.



Floor Plans...

