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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

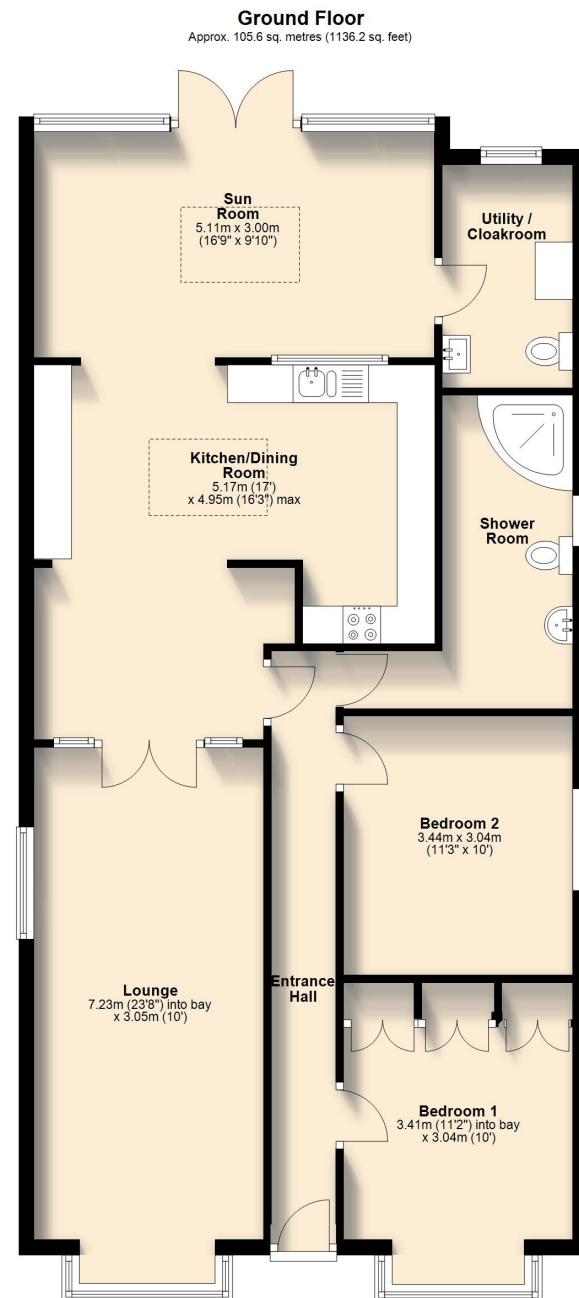
(Central Plymouth Office Only)

Our Property Reference:

12/C/25 5668



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



DETACHED BUNGALOW
TWO DOUBLE BEDROOMS
EXTENDED
ACCOMMODATION
LEVEL GARDENS
LARGE DRIVEWAY
SUN ROOM

**273 Crownhill Road, Crownhill,
Plymouth, PL5 3NL**

We feel you may buy this property because...

'This detached bungalow offers spacious extended accommodation and is positioned on a large level plot.'

**Offers In Excess of
£365,000**

www.plymouthhomes.co.uk

Energy Efficiency Rating		Current	Potential
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

Two Bedrooms

Property Construction

Solid Brick and Cavity Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Off Road Parking

Outside Space

Rear 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: £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

///rubble.robots.trunk

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 deceptively spacious and extended detached bungalow is positioned on a large level plot with a south facing garden to the rear. The well presented accommodation comprises: entrance hall, large lounge, impressive kitchen/diner opening to a large sun room, utility/cloakroom, two double bedrooms and a good size shower room. Externally the property has 67’ driveway, providing ample parking to the front and a large level 59’ south facing garden to the rear. Offered for sale with gas central heating (via a recently fitted combination boiler) and double glazing, Plymouth Homes highly recommend this highly desirable home.

The Accommodation Comprises...

GROUND FLOOR

uPVC double glazed entrance door opening to:

ENTRANCE HALL

Radiator, wooden laminate floor, coved ceiling, access to the loft with a pull down ladder.

LOUNGE

7.23m (23'8") into bay x 3.05m (10')

Impressive room with a double glazed bay window to the front and a double glazed window to the side, radiator, wooden laminate floor, coved ceiling, log effect fire set in a feature surround, double doors to:

KITCHEN/DINING ROOM

5.17m (17') x 4.95m (16'3") max

Large ‘L’ shaped room fitted with a matching range of base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, under-unit lights, integrated dishwasher, space for fridge/freezer, fitted electric oven with a four ring gas hob and cooker hood above, feature roof lantern, radiator, coved ceiling with recessed spotlights, concealed gas combination boiler, open plan to:



SUN ROOM

5.11m (16'9") x 3.00m (9'10")

Double glazed windows to the rear, feature roof lantern, radiator, wooden laminate floor, coved ceiling with recessed spotlights, double glazed double doors to the rear garden.

UTILITY / CLOAKROOM

Base and eye level storage units, plumbing for washing machine, space for tumble dryer, frosted double glazed window to the rear, vanity wash hand basin, low-level WC, tiled splashbacks, heated towel rail.

BEDROOM 1

3.41m (11'2") into bay x 3.04m (10')

Double glazed bay window to the front, three built-in double wardrobes, radiator, coved ceiling.

BEDROOM 2

3.44m (11'3") x 3.04m (10')

Double glazed window to the side, radiator, coved ceiling.

SHOWER ROOM

Modern suite with double quadrant shower cubicle, wash hand basin, low-level WC, heated towel rail, extractor fan, shaver point, frosted double glazed window to the side, radiator, coved ceiling with recessed spotlights.



OUTSIDE

FRONT

Attractive front garden with brick driveway measuring 20.4m (67’) and providing ample off road parking for several vehicles, area of lawn with shrub borders, gate to the rear garden.

REAR

18.0m (59') x 13.1m (43')

Impressive south facing level rear garden, mainly laid to lawn with inset display beds stocked with mature shrubs and trees. The garden is enclosed by fencing with conifer hedges and has a good size paved patio seating area, external power points, wooden arbor with paving and a small inset pond, large timber garden shed with power, door to front driveway.

