

## Contact us

**Central Plymouth Office**  
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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**

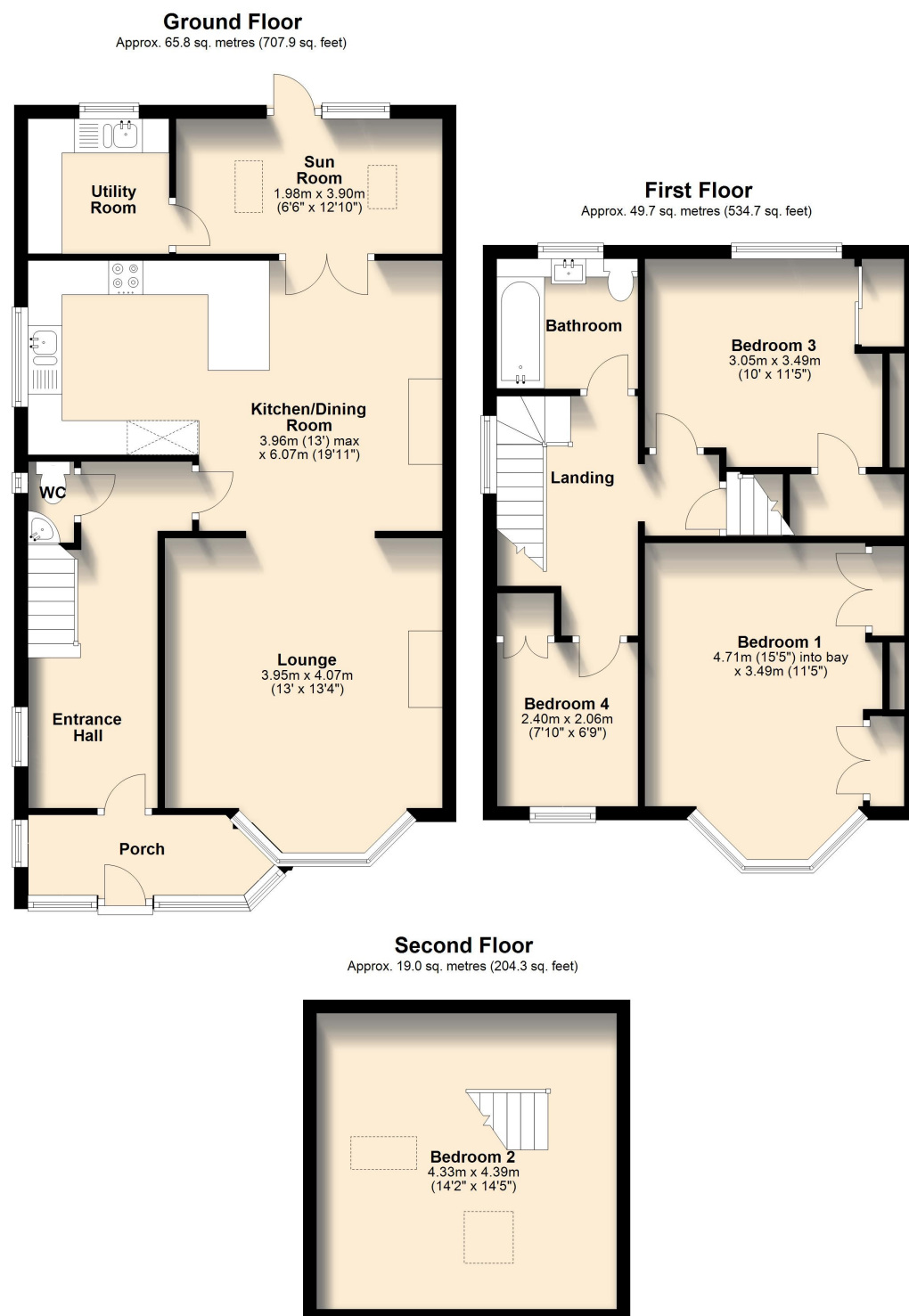
**9.00am—4.00pm**

(Central Plymouth Office Only)

**Our Property Reference:**

**12/C/25 5670**

## 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. 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



**23 Cross Park Road, Crownhill,  
Plymouth, PL6 5AN**

**SPACIOUS FAMILY HOME  
FOUR BEDROOMS  
MODERN RE-FITTED KITCHEN  
ENCLOSED LEVEL GARDEN  
DRIVEWAY PARKING  
SOUGHT AFTER LOCATION**

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

'This well presented spacious family home is situated in a sought after location and has a level 57' garden to the rear.'

**£375,000**

[www.plymouthhomes.co.uk](http://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	76
www.epc4u.com		

Number of Bedrooms  
Four Bedrooms

Property Construction  
Cavity Brick Walls

Heating System  
Gas Central Heating

Water Meter  
No

Parking  
Private Driveway

Outside Space  
Garden

Council Tax Band  
D

Council Tax Cost 2024/2025  
Full Cost: £2,214.87  
Single Person: £1,661.15

Stamp Duty Liability  
First Time Buyer: £3,750  
Main Residence: £8,750  
Second Home or Investment  
Property: £27,500

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  
///gain.entry.fears

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 well presented four bedroom semi-detached family home was built in the 1930's and is situated within a sought after location, lying close to popular schools, shops and amenities. The accommodation to the ground floor comprises: porch, entrance hallway, separate wc, spacious lounge with feature multi-fuel burner, open plan re-fitted kitchen/dining room, utility room and sun room. Upstairs there are four bedrooms and a modern family bathroom. Further benefits include gas central heating, double glazing, a delightful level rear garden and off street parking provided via a driveway to the front. Plymouth Homes highly recommend an early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

Double glazed entrance door opening to:

PORCH  
Double glazed windows to the front and side, door to:

ENTRANCE HALL  
Double glazed window to side, radiator, stairs rising to the first floor landing, coved ceiling.

LOUNGE  
4.07m (13'4") x 3.95m (13')  
Double glazed bay window to the front, feature fireplace with multi-fuel burner, radiator, coved ceiling, open plan to:

KITCHEN/DINING ROOM  
6.07m (19'11") x 3.96m (13') max  
Recently re-fitted with a matching range of modern contemporary base and eye level units with worktop space above, 1+1/2 bowl sink unit with single drainer and mixer tap, fitted electric oven with a built-in induction hob with cooker hood above, built-in microwave, breakfast bar, double glazed window to the side, radiator, coving to ceiling, glazed french double doors opening to:

SUN ROOM  
1.98m (6'6") x 3.9m (12'10")  
Double glazed window to rear, two double glazed skylight windows to the rear, radiator, tiled flooring, recessed ceiling spotlights, double glazed door to the rear garden.



CLOAKROOM  
Obscure double glazed window to the side, suite comprising wash hand basin and low-level WC, part tiled walls, radiator, tiled flooring.

UTILITY  
Fitted with a range of base units, one and a half bowl stainless steel sink unit, plumbing for washing machine, space for fridge, wall mounted gas boiler, tiled splashbacks, double glazed window to the rear, skylight window.

FIRST FLOOR

LANDING  
Double glazed window to the side, space saver staircase to the second floor.

BEDROOM 1  
4.71m (15'5") into bay x 3.49m (11'5")  
Double glazed bay window to the front, two fitted wardrobes and a dressing table, radiator.

BEDROOM 3  
3.05m (10'0") x 3.49m (11'5") max  
Double glazed window to the rear, radiator, coving to ceiling, built in double wardrobe and further storage cupboard.

BEDROOM 4  
2.40m (7'10") x 2.06m (6'9")  
Double glazed window to the front, radiator, storage cupboard.



BATHROOM  
Fitted with a modern three piece suite comprising panelled bath with a fitted electric shower above, vanity wash hand basin, WC with concealed cistern, tiled splashbacks, obscure double glazed window to the rear, radiator, recessed ceiling spotlights.

SECOND FLOOR

BEDROOM 2  
4.39m (14'5") x 4.33m (14'2")  
Part restricted head height, double glazed skylight windows, radiator, eaves storage cupboards.

OUTSIDE

FRONT  
To the front of the property is a driveway offering off road parking and a gate providing side access to the rear garden.

REAR  
To the rear is a level enclosed garden that measures approximately 57' x 25' and is predominantly laid to lawn, paved patio area and a timber garden shed. The garden is enclosed by fencing with side access to the front, outside water tap.

