

## Contact 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:**

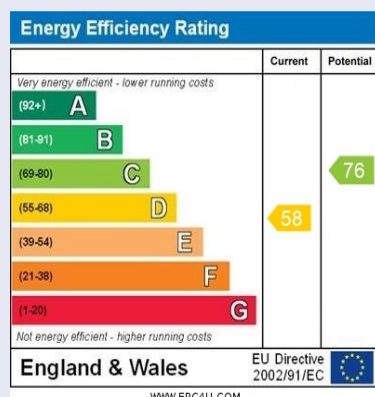
**12/C/25 5670**

## 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.'

**Guide Price  
£365,000—£375,000**

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



**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 2025/2026**  
Full Cost: £2,325.42  
Single Person: £1,744.07

**Stamp Duty Liability**  
First Time Buyer: £3,250  
Main Residence: £8,250  
Second Home or Investment  
Property: £26,500

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

**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, carpeted paddle 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.