

## Contact us

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[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:

04/D/25 5691



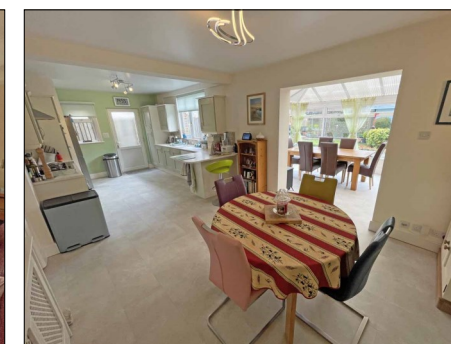
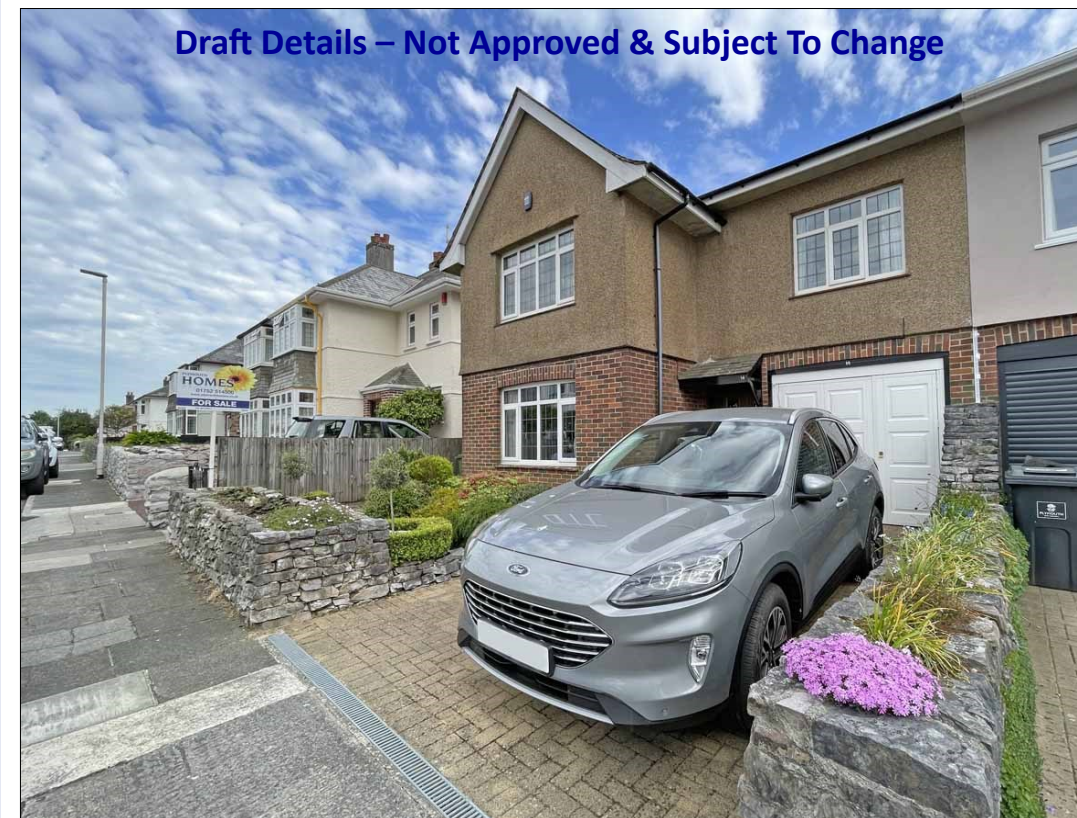
## Floor Plans...



# PLYMOUTH HOMES

ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



14 Great Berry Road, Crownhill,  
Plymouth, PL6 5AU

SOUGHT AFTER LOCATION

FOUR BEDROOMS

BEAUTIFULLY PRESENTED

CONSERVATORY

SOUTH FACING GARDEN

KITCHEN/DINING ROOM

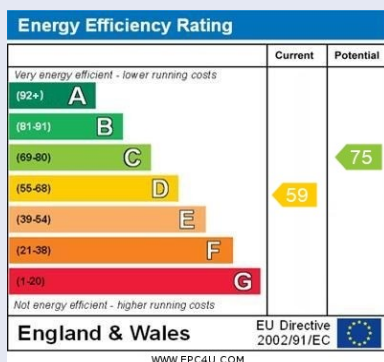
*We feel you may buy this property because...*

'Of the beautifully presented accommodation on offer and the sought after location.'

Offers In Excess Of  
**£450,000**

## 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.



[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**  
Yes

**Parking**  
Private Driveway

**Outside Space**  
South Facing Garden

**Council Tax Band**  
D

**Council Tax Cost 2025/2026**  
Full Cost: £2,325.62  
Single Person: £1,744.07

**Stamp Duty Liability**  
First Time Buyer: £7,500  
Main Residence: £12,500  
Second Home or Investment Property: £35,000

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

**What3words Location**  
///glad.branded.woof

**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 beautifully presented, extended home is located on the sought after ‘Great Berry Estate’ and is within proximity to St Boniface School, Crownhill Village with its array of amenities and Widey Woods. Internally, the property has been well maintained and is a credit to the current owners. In brief, the ground floor accommodation comprises spacious hallway, living room with dual aspect and feature fireplace, a spacious kitchen/dining room open plan to the conservatory, downstairs WC, and a useful utility area/home office. Stairs then rise to the first-floor landing where there are four bedrooms, an en-suite shower room and family bathroom. Externally, there is a charming and enclosed south facing garden, driveway parking and an enclosed storage area. Plymouth Homes advise an early viewing to fully appreciate this perfect family home.

*The Accommodation Comprises...*

**GROUND FLOOR**

**ENTRANCE**  
Entry is a via a feature wooden front door opening into entrance hall.

**ENTRANCE HALL**  
A spacious and impressive hallway with radiators, picture rail, stairs rising to first floor landing, understairs storage cupboard, feature wood flooring.

**LIVING ROOM**  
**4.70m (15'5") x 3.85m (12'8")**  
A good sized reception with double glazed windows to the front and side, coal effect living flame gas fire set within a feature period surround, coving to ceiling, picture rails.

**DOWNSTAIRS WC**  
Fitted with a two-piece suite comprising low-level WC, vanity wash hand basin, obscure double-glazed window to side.

**KITCHEN/DINING ROOM**  
**7.97m (26'2") x 3.31m (10'10")**  
A lovely sized area spanning the width of the property and benefitting from the outlook over the garden. The kitchen is fitted with a matching range of base and eye level units with worktop space above, breakfast bar, 1+1/2 bowl sink unit with mixer tap, a range of integrated appliances to include dishwasher, eye level oven, built-in four ring hob with hood over, space for American style fridge/freezer, double glazed windows to rear and side, radiator, access to the conservatory, uPVC half glazed door opening to the side porch.



**CONSERVATORY**  
**4.09m (13'5") x 3.24m(10'7")**  
With uPVC double glazed windows to three sides and a polycarbonate roof, ceramic tiled floor, double glazed double doors opening to the garden.

**UTILITY AREA/OFFICE**  
**2.89m (9'6") x 2.39m (7'10")**  
Formerly part of the garage, now fitted with a range of base and eye level units with worktop space over, plumbing for washing machine, space for fridge/freezer, opaque glazed window into the storage area, radiator.

**STORAGE AREA**  
**2.52m (8'3") x 1.63m (5'4")**  
With double doors onto the driveway.

**FIRST FLOOR**

**LANDING**  
With stained glass leaded window, built in storage cupboard, access to the loft space with retracting ladder, partial boarding and light.

**BEDROOM 1**  
**3.85m (12'8") x 3.82m (12'7")**  
A lovely sized double bedroom with double glazed window to the front, radiator, picture rail, coving to ceiling, access to the en-suite shower room.

**EN-SUITE SHOWER ROOM**  
Fitted with two-piece suite comprising shower cubicle, recessed ceiling spotlights, tiled walls, wash hand basin.

**BEDROOM 2**  
**3.67m (12') x 2.00m (6'7")**  
A second double bedroom with double glazed window to the front, built in wardrobe, radiator, picture rail, coving to ceiling.



**BEDROOM 3**  
**4.39m (14'5") x 3.52m (11'7")**  
A third double bedroom with double glazed window to the rear, radiator, picture rail, coving to ceiling.

**BEDROOM 4**  
**3.37m (11'1") x 2.11m (6'11")**  
A good size single bedroom with double glazed window to the rear, coving to ceiling, picture rail, radiator.

**BATHROOM**  
A good size bathroom fitted with a four-piece suite comprising roll top bath with ornamental feet, shower cubicle with fitted shower above, low level WC, wash hand basin, obscure double-glazed window to the rear, partially tiled walls, recessed ceiling spotlights.

**OUTSIDE**

**FRONT**  
An attractive front garden with pathway to the left of the property, leading onto the rear, and a brick paved driveway measuring **6.58m (21'7")**, leading to the front door and the storage.

**REAR**  
A lovely feature of this property is the charming, south facing and enclosed rear garden measuring **11.90m (39'5") in length x 9.69m (31'7") in width**. The garden is mainly laid to lawn with a boundary of well stocked shrubs and bushes and a decked seating area adjoining the conservatory.

**STORAGE**  
The remaining part of the garage now offering useful storage with double doors from the driveway, measuring **2.52m(8'3") x 1.63m(5'4")**.

