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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

25/D/25 5701

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

Draft Details – Not Approved & Subject To Change



**21 Bowden Park Road, Crownhill,
Plymouth, PL6 5NF**

We feel you may buy this property because...
'Of the popular location and potential on offer.'

**Offers In Excess Of
£250,000**

**TWO BEDROOMS
TWO RECEPTIONS
POPULAR LOCATION
NO ONWARD CHAIN
OFF ROAD PARKING
CLOSE TO WIDEY COURT
SCHOOL**

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		
		83
	69	
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Off Road Parking

Outside Space
Rear 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: Nil
Main Residence: £2,500
Second Home or Investment
Property: £15,000

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

What3words Location
///formal.eager.acted

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...

Plymouth Homes are delighted to present to the market this unique detached home situated in the ever-popular Bowden Park Road. The property finds itself located on a sizeable plot and lends itself to potential extension, subject to obtaining relevant planning consent and permissions. The accommodation consists of entrance hall, bay fronted living room, dining room, kitchen, porch, two bedrooms and a family bathroom. Further benefits include double glazing and central heating. Externally, there is off road parking for three/four vehicles and a good-sized level and enclosed rear garden. Being offered to the market with no onward chain, Plymouth Homes would strongly recommend an internal inspection to appreciate everything this home has to offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE
A part glazed entrance door opens into the hallway.

ENTRANCE HALL
With stairs rising to the first-floor landing.

LIVING ROOM
4.22m (13'10") x 3.71m (12'2")
Double glazed bay window to the front, fireplace, radiator, coving to ceiling, door to:

DINING ROOM
3.16m (10'4") max x 3.15m (10'4")
With double glazed window to the side, radiator, understairs storage cupboard, open plan doorway into the kitchen.

KITCHEN
3.15m (10'4") x 1.93m (6'4")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with double draining board, tiled splashbacks, plumbing for washing machine, spaces for fridge, freezer and cooker, two double glazed windows to the rear, radiator, wall mounted boiler serving the heating system and domestic hot water, door into the side porch.



PORCH
1.30m (4'3") x 0.92m (3')
With double glazed windows to the front and side, uPVC door opening to the rear garden.

FIRST FLOOR

LANDING
With two double glazed windows to the side.

BEDROOM 1
4.22m (13'10") max x 3.71m (12'2")
A good-sized double bedroom with double glazed window to the front, radiator.

BEDROOM 2
4.65m (15'3") x 2.35m (7'9")
A second double bedroom with double glazed window to the side, radiator, loft access.

BATHROOM
3.15m (10'4") x 2.00m (6'7")
Fitted with a three-piece suite comprising panelled bath with rainfall shower above and separate hand shower attachment, pedestal wash hand basin, low level WC, tiled splashbacks, obscure double-glazed windows to the side and rear, radiator.



OUTSIDE:

FRONT
The property occupies a good-sized plot, approached from the front via double gates opening to a gravelled driveway offering parking for three/four vehicles. To the left side a pathway leads to the main entrance.

REAR
At the rear is a good sized, level rear garden measuring **20.31m (66'08") in length x 6.12m (20'01) in width**. The garden is laid to lawn, enclosed by wall and fencing with pathways to either side of the house leading to the front.