

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

**North Plymouth and
Residential Lettings Office**

56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

29/H/25 5779

Can We Help Further?

Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

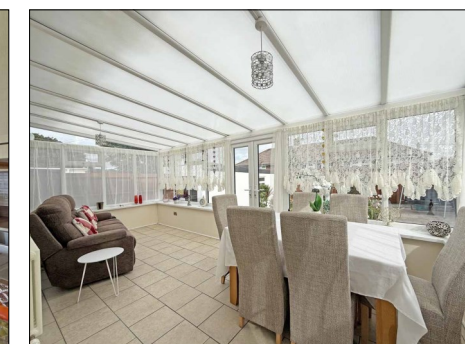
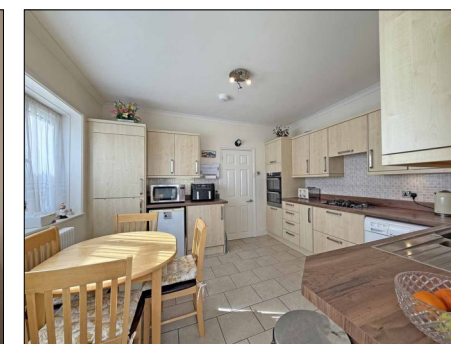
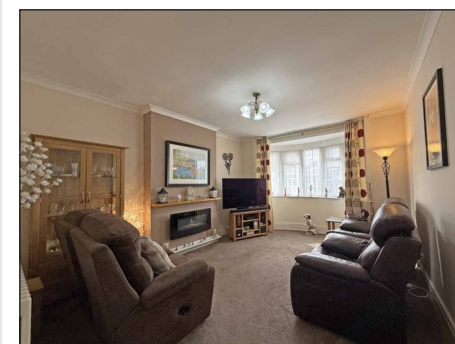
Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. Please contact us on (01752) 514500 to book your appointment.

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



TWO DOUBLE BEDROOMS
DETACHED BUNGALOW
GAS CENTRAL HEATING
**MODERN KITCHEN/
BREAKFAST ROOM**
CONSERVATORY
**LOW MAINTENANCE REAR
GARDEN**

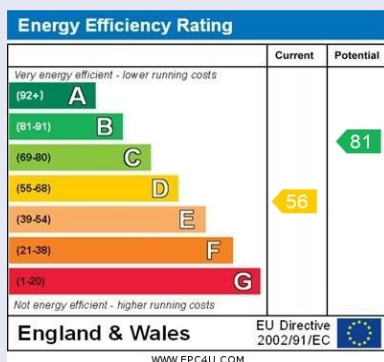
**25 Old Woodland Road, Crownhill,
Plymouth, PL5 3SY**

We feel you may buy this property because...

'This well presented detached bungalow is offered for sale
with no onward chain.'

£315,000

www.plymouthhomes.co.uk



Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Car Hardstanding

Outside Space
Enclosed Rear Garden

Council Tax Band
C

Council Tax Cost 2025/2026
Full Cost: £2,067.04
Single Person: £1,550.28

Stamp Duty Liability
First Time Buyer: £750
Main Residence: £5,750
Home or Investment
Property: £21,500

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

Title Plan Guideline



Introducing...

This well presented detached bungalow is positioned on a good size plot with a low maintenance garden to the rear. Offered for sale with no onward chain, the accommodation comprises: large hallway, lounge, kitchen/dining room, conservatory, two double bedrooms and a shower room. Externally, the property has a brick paved driveway to the front and an enclosed garden to the rear with a workshop. With uPVC double glazing and gas central heating, Plymouth Homes highly recommend this desirable home.

The Accommodation Comprises...

GROUND FLOOR

uPVC double glazed entrance door opening to:

ENTRANCE HALL

Double glazed windows to either side of the front door, radiator, access to the loft.

LOUNGE

4.82m (15'10") into bay x 3.58m (11'9")

Double glazed bay window to the front, log effect electric fire, radiator, coved ceiling.

KITCHEN/BREAKFAST ROOM

3.59m (11'9") x 3.37m (11'1")

Fitted with a matching range of modern base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, integrated fridge/freezer, plumbing for washing machine, space for tumble dryer, electric double oven with a four ring gas hob and cooker hood above, double glazed window to the side, radiator, ceramic tiled floor, coved ceiling, tiled splashbacks, door to:

CONSERVATORY

5.93m (19'6") x 2.60m (8'6")

With uPVC double glazed windows and a polycarbonate roof, power and light connected, two radiators, ceramic tiled floor, double doors opening to the garden.



BEDROOM 1

3.68m (12'1") x 3.59m (11'9")

Double glazed window to the side, four door built-in wardrobe, radiator, coved ceiling.

BEDROOM 2

3.68m (12'1") x 3.64m (11'11")

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

SHOWER ROOM

Suite comprising tiled double shower cubicle, vanity wash hand basin, low-level WC, tiled walls, frosted double glazed window to the side, radiator, recessed spotlights.

OUTSIDE

FRONT

Brick paved driveway offering off road parking plus a shared driveway to the side. Path to the front door.

REAR

9.1m (30') x 7.6m (25')

Paved rear garden with an attractive central display bed stocked with shrubs and bushes. The garden is enclosed by fence panelling with access gates to either side, outside water tap.

WORKSHOP

5.26m (17'3") x 2.54m (8'4")

Range of storage cupboards with worksurfaces, power and light connected.

