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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

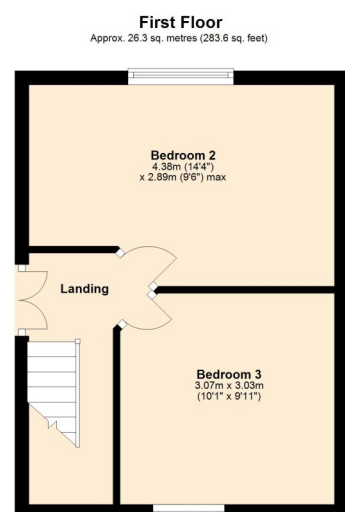
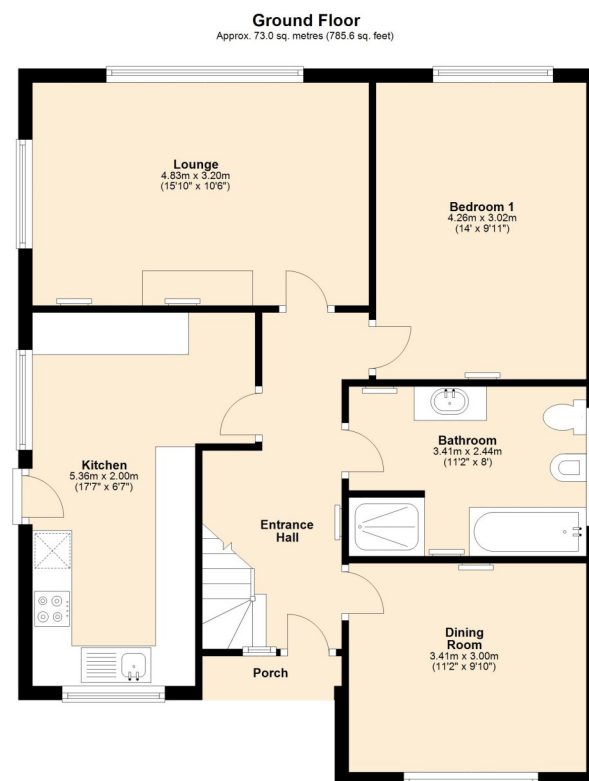
(Central Plymouth Office Only)

Our Property Reference:

28/J/24 5584



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



8 Kingswear Crescent, Crownhill, Plymouth, PL6 5PJ

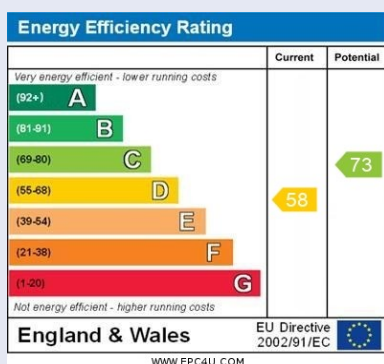
We feel you may buy this property because...

‘Of the popular residential location, spacious accommodation and well presented interior.’

Guide Price
£325,000 - £350,000

DETACHED BUNGALOW
THREE BEDROOMS
TWO RECEPTION ROOMS
DRIVEWAY & GARAGE
SOUTH WESTERLY GARDEN
NO ONWARD CHAIN

www.plymouthhomes.co.uk



Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Garage

Outside Space
Front And Rear Gardens

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: £1,250
Main Residence: £6,250
Second Home or Investment
Property: £22,500

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
///hours.table.stroke

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 lovely, detached bungalow is located within a popular residential location within Crownhill, sits on a reasonably level plot and is offered for sale with no onward chain. Internally the accommodation is arranged over two floors. The ground floor comprises separate lounge and dining areas, double bedroom, a good-sized kitchen and large five-piece bathroom. The second floor offers two further bedrooms in the roof space which could be combined into one large bedroom. Further benefits include double glazing, central heating and externally there is a private driveway to garage, an external utility room and a south westerly facing rear garden. Plymouth Homes advise an early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a covered porch with a uPVC part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With radiator, coving to ceiling and stairs rising to the first-floor landing with an under-stairs storage cupboard.

LOUNGE

4.83m (15'10") x 3.20m (10'6")

With double glazed windows to the side and rear, coal effect gas fire set within a feature marble-built surround, two radiators, coving to ceiling.

DINING ROOM

3.41m (11'2") x 3.00m (9'10")

With double glazed window to the front, radiator, tiled flooring, coving to ceiling.

KITCHEN

5.36m (17'7") x 2.00m (6'7")

A good sized kitchen, fitted with a matching range of base and eye level units with worktop space above, sink unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, wall mounted concealed boiler serving the heating system and domestic hot water, spaces for fridge, freezer, dishwasher and washing machine, fitted eye level electric double oven and four ring gas hob with cooker hood above, double glazed



windows to the front and side, tiled flooring, coving to ceiling, uPVC half glazed door opening to the side of the bungalow.

BEDROOM 1

4.26m (14') x 3.02m (9'11")

With double glazed window to the rear and fitted with a bedroom suite comprising built-in wardrobes with overhead cupboards, drawer storage, dressing table and bedside cabinets, radiator, wall lights, coving to ceiling.

BATHROOM

A good-sized bathroom, fitted with a five-piece suite comprising panelled bath, vanity wash hand basin with cupboard storage below, recessed shower cubicle with fitted shower above, bidet and low-level WC, tiled splashbacks, electric fan heater, extractor fan, obscure double-glazed window to the side, two radiators, wall lights.

FIRST FLOOR

LANDING

With wall light and built in storage cupboard.

BEDROOM 2

4.38m (14'4") x 2.89m (9'6") max

With slopping ceilings, double glazed Velux skylight window to the rear with views across Plymouth, built-in storage, access to eaves space.

BEDROOM 3

3.07m (10'1") x 3.03m (9'11")

With slopping ceilings, double glazed Velux skylight window to the front, access to eaves space.



OUTSIDE

FRONT

The front of the property is approached via a gate and pathway leading to the main entrance and a lawned front garden. To the left of the bungalow a door and pathway lead onto the rear of the property. To the left side, double gates open to a private driveway and the garage.

REAR

The rear opens to an enclosed, south westerly facing rear garden. The garden comprises lawn and paved patio with gravelled and flower borders. To the side of the bungalow is a pathway accessing the side door to the kitchen and in the opposite direction a pedestrian door opens into an external utility room attached to the rear of the garage.

GARAGE

A single garage with garage door to the driveway and door opening into the attached utility room.

UTILITY ROOM

With window to the garden, power supply, lighting, plumbing for domestic appliances and door to the garden.

