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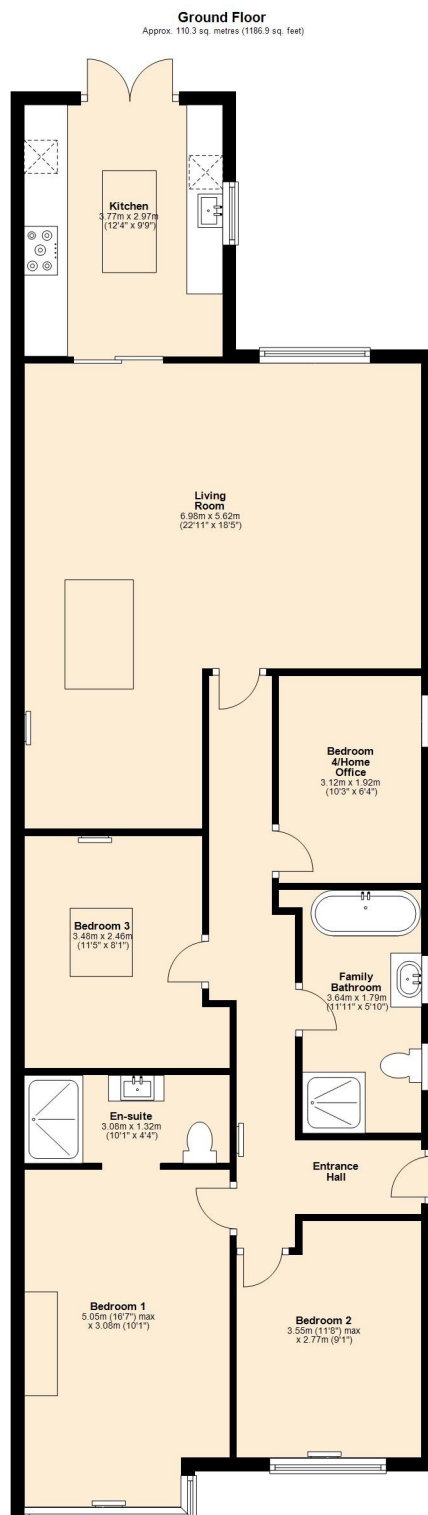
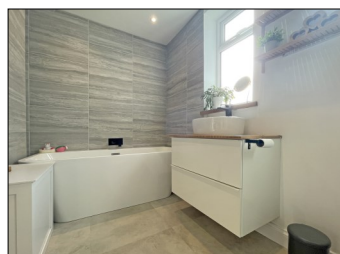
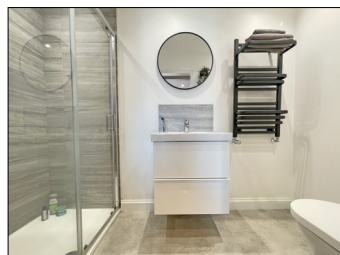
(01752) 772846

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:
24/I/25 5794



PLYMOUTH HOMES

ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**28 Whitby Road, Crownhill,
Plymouth, PL6 5LE**

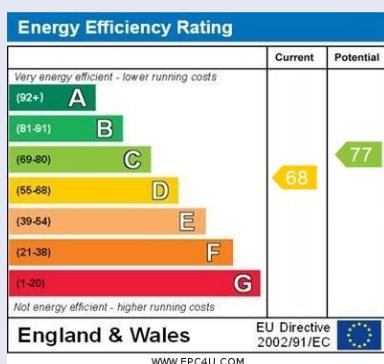
POPULAR LOCATION
BEAUTIFULLY PRESENTED
FOUR BEDROOMS
LARGE LIVING ROOM
LOVELY REAR GARDEN
BATHROOM & EN-SUITE
WORKSHOP/STORAGE

We feel you may buy this property because...
'Of the popular location, level position and
the versatile accommodation on offer.'

£425,000

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

Number of Bedrooms
Four Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Private Driveway

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: £6,250
Main Residence: £11,250
Home or Investment
Property: £32,500

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 deceptively spacious and well-presented bungalow has been extended to offer versatile accommodation on a lovely level plot. Internally the layout offers four bedrooms, a large living room incorporating the lounge and dining areas, modern fitted kitchen, en-suite shower room and a four-piece family bathroom. Further benefits include double glazing, central heating and externally there is a private driveway, a lovely landscaped rear garden and a useful workshop/storage (formerly the garage). Plymouth Homes advise an early viewing to fully appreciate the size and presentation on offer within this lovely property.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is to the side of the bungalow, via a door opening into the entrance hall.

ENTRANCE HALL

With radiator, part tiled and part wood effect laminate flooring, recessed ceiling spotlights, access to the part boarded loft space with retracting ladder.

LIVING ROOM

6.98m (22'11") x 5.62m (18'5")

A lovely, large, L shaped reception space incorporating the lounge and dining area, with double glazed window to the rear, double glazed ceiling lantern window, radiator, wood laminate flooring, sliding door into the kitchen.

KITCHEN

3.77m (12'4") x 2.97m (9'9")

Fitted with a matching range of modern base and eye level units with worktop space above, stainless steel sink unit with mixer tap, tiled splashbacks, integrated appliances to include fitted electric double oven, five ring gas halogen hob with stainless steel cooker hood above and dishwasher, spaces for American style fridge/freezer and washing machine, double glazed window to the side, double glazed ceiling lantern window, wooden flooring, uPVC glazed double doors opening to the garden.



BEDROOM 1

5.05m (16'7") max x 3.08m (10'1")

A good-sized double bedroom with double glazed bay window to the front, radiator, wall lights, recessed ceiling spotlights, door into the en-suite.

EN-SUITE

3.08m (10'1") x 1.32m (4'4")

Fitted with modern three-piece suite comprising vanity wash hand basin with cupboard storage below, recessed double shower enclosure with fitted shower above, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, tile laminate flooring, recessed ceiling spotlights.

BEDROOM 2

3.55m (11'8") max x 2.77m (9'1")

A second double bedroom with double glazed window to the front, radiator, recessed ceiling spotlights.

BEDROOM 3

3.48m (11'5") x 2.46m (8'1")

A third double bedroom with radiator, wood effect laminate flooring, recessed ceiling spotlights, double glazed ceiling lantern window.

BEDROOM 4/HOME OFFICE

3.12m (10'3") x 1.92m (6'4")

A good sized fourth bedroom or perfect home office/workspace, with double glazed window to the side, wood effect laminate flooring, recessed ceiling spotlights, wall mounted boiler serving the heating system and domestic hot water.



FAMILY BATHROOM

3.64m (11'11") x 1.79m (5'10")

Fitted with a four-piece suite comprising panelled bath, vanity wash hand basin with cupboard storage below, shower cubicle with fitted shower over, low-level WC, tiled splashbacks, radiator/towel rail, two obscure double-glazed windows to the side, tile effect laminate flooring, recessed ceiling spotlights.

OUTSIDE:

FRONT

The front of the bungalow is approached via a brick paved driveway with a brick paved pathway leading to the side entrance.

REAR

The rear of the bungalow opens to a level and enclosed rear garden measuring approximately **8.83m (29'02") x 14.32m (47'01")**. The garden comprises a patio seating area, artificial grass and to the rear an area of decking with an enclosed timber seating area.

WORKSHOP/STORAGE

Formerly the garage, measuring **7.00m (22'11") x 2.51m (8'2")** with uPVC glazed double doors to the driveway, uPVC part glazed door and double-glazed window to the garden, power supply and lighting.