

## 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](mailto:info@plymouthhomes.co.uk)

### Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

### Opening Hours

**Monday - Friday**

**9.15am—5.30pm**

**Saturday**

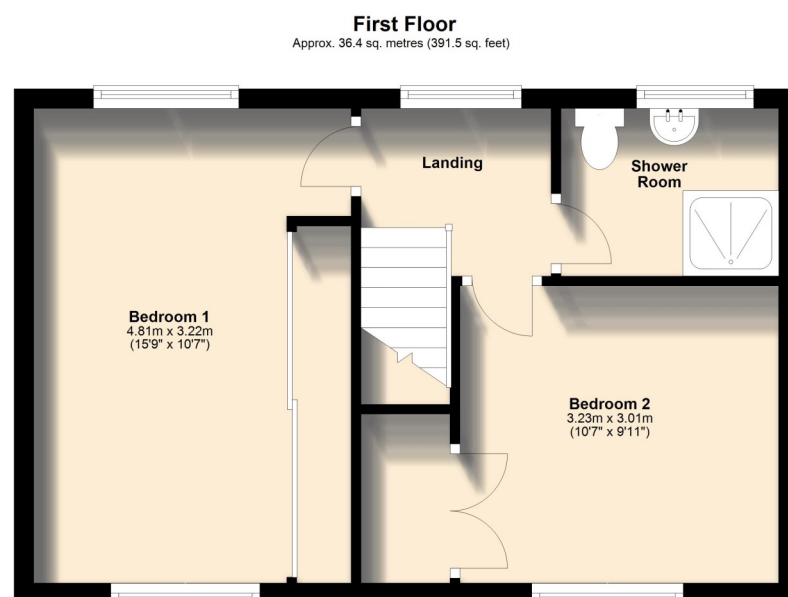
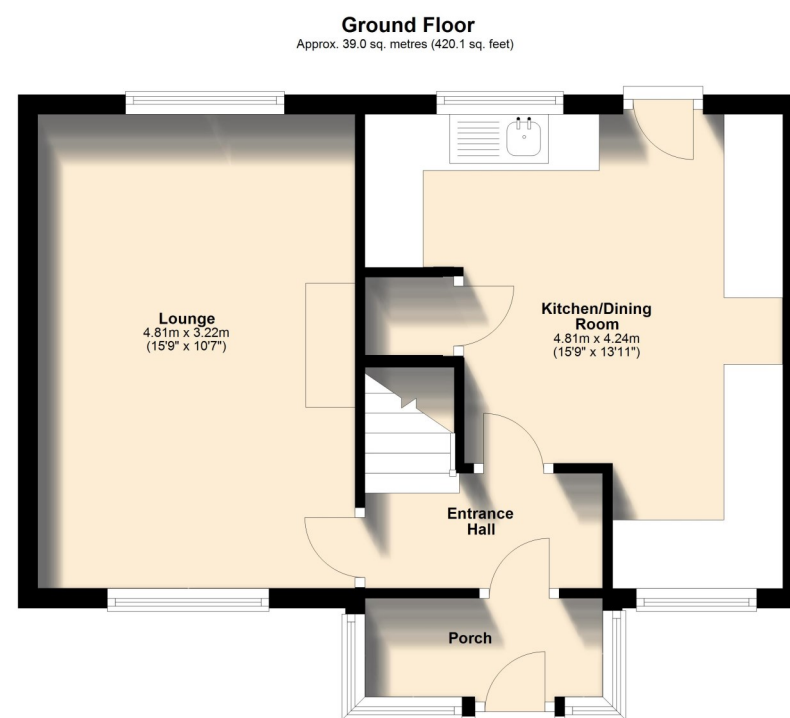
**9.00am—4.00pm**

(Central Plymouth Office Only)

### Our Property Reference:

**01/J/25 5804**

## Floor Plans...



PLYMOUTH  
**HOMES** ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**3 Kirkwall Road, Crownhill,  
Plymouth, PL5 5TE**

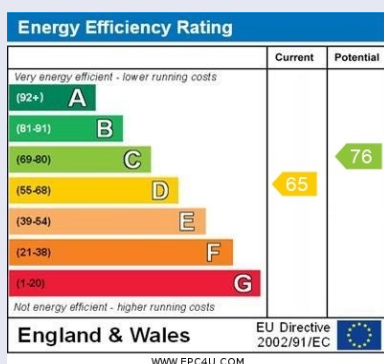
**POPULAR LOCATION  
MODERNISATION REQUIRED  
TWO DOUBLE BEDROOMS  
TWO RECEPTIONS  
LARGE REAR GARDEN  
DOUBLE GLAZING  
NO ONWARD CHAIN**

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

**£175,000**

## 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**  
Two Bedrooms

**Property Construction**  
Cavity Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
On Street

**Outside Space**  
Large Rear Garden

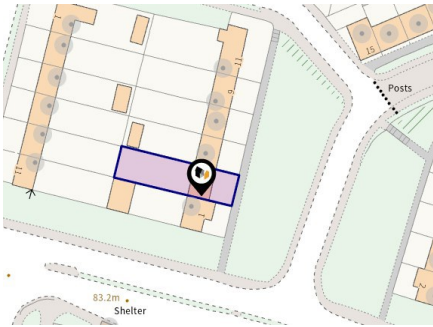
**Council Tax Band**  
A

**Council Tax Cost 2025/2026**  
Full Cost: £1,550.28  
Single Person: £1,162.71

**Stamp Duty Liability**  
First Time Buyer: Nil  
Main Residence: £1,000  
Home or Investment  
Property: £9,750

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-proportioned home boasts a large, west facing garden measuring **18.76m (61’6’’) in length** and requires a degree of modernisation. Internally the accommodation offers separate lounge, kitchen/dining room, two double bedrooms and a shower room. Further benefits include double glazing and central heating. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to avoid disappointment.

*The Accommodation Comprises...*

**GROUND FLOOR**

**ENTRANCE**

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

**PORCH**

With uPVC double glazed windows to the front and side and door into the entrance hall.

**ENTRANCE HALL**

With radiator, stairs rising to the first-floor landing, doors into the lounge and kitchen/dining room.

**LOUNGE**

**4.81m (15'9") x 3.22m (10'7")**

With double glazed windows to the front and rear, coal effect living flame gas fire, radiator, coving to ceiling.

**KITCHEN/DINING ROOM**

**4.81m (15'9") x 4.24m (13'11")**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge, fridge/freezer, washing machine and cooker, pull out cooker hood, double glazed windows to the front and rear, understairs storage cupboard, radiator, uPVC part glazed door opening to the rear garden.



**FIRST FLOOR**

**LANDING**

With double glazed window to the rear, radiator, access to the loft space with retracting ladder.

**BEDROOM 1**

**4.81m (15'9") x 3.22m (10'7")**

A good-sized double bedroom with double glazed windows to the front and rear, built in wardrobes, coving to ceiling.

**BEDROOM 2**

**3.23m (10'7”) x 3.01m (9’11”)**

A second double bedroom with double glazed window to the front, radiator, coving to ceiling, built in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water.



**SHOWER ROOM**

**2.21m (7'3") x 1.70m (5'7")**

Fitted with a three-piece suite comprising shower cubicle with fitted electric shower above, pedestal wash hand basin, low-level WC, tiled surround, obscure double-glazed window to the rear, radiator.

**OUTSIDE**

**REAR**

To the rear of the property is a large, west facing garden measuring **18.76m (61’6’’) in length**. The garden is laid to lawn with fencing and a patio adjoining the rear of the house.

