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**North Plymouth and
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Opening Hours

Monday - Friday
9.15am—5.30pm

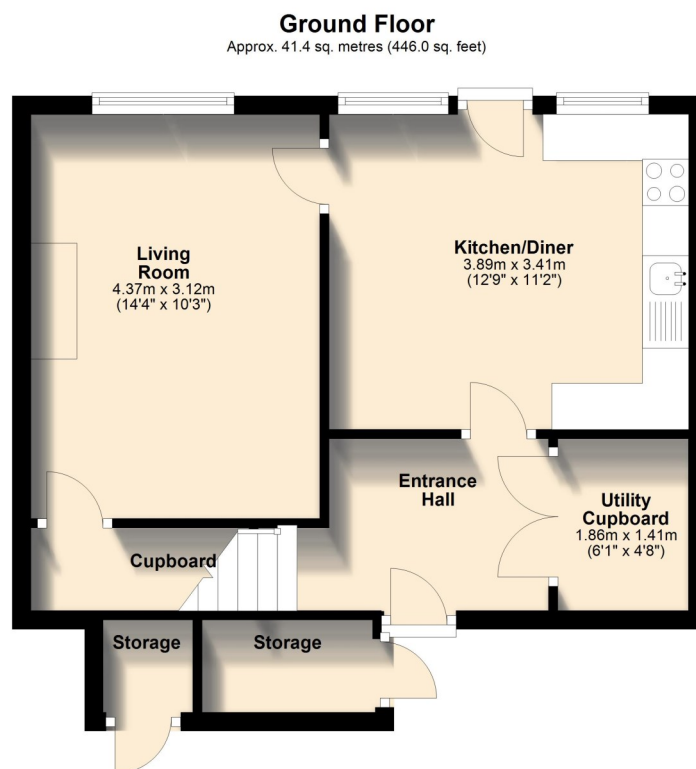
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:
02/J/25 5806

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



END TERRACED HOUSE
TWO BEDROOMS
TWO RECEPTIONS
SINGLE GARAGE
WELL PRESENTED
BEAUTIFUL OUTLOOK
NO ONWARD CHAIN


**180 Tailyour Road, Crownhill,
Plymouth, PL6 5DJ**

We feel you may buy this property because...

‘Of the popular location, well-proportioned living accommodation, beautiful front outlook and the single garage.’

**Offers In Excess Of
£180,000**

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	57	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Number of Bedrooms
Two Double Bedrooms

Property Construction
Wimpey No-fines Construction

Heating System
Gas Central Heating

Water Meter
TBC

Parking
Single Garage

Outside Space
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: £1,100
Home or Investment
Property: £10,100

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 end terraced house is located within the popular residential area of Crownhill, borders a local nature reserve to the front and is in proximity to Crownhill village with its range of shops and conveniences. Internally the accommodation comprises: living room, modern kitchen/dining room, useful utility cupboard, two large double bedrooms, bathroom and a separate wc. Further benefits include double glazing, central heating, an enclosed, southerly facing rear garden and a single garage located within a nearby block. 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 covered porch accessing a useful outside storage shed and a uPVC part glazed entrance door into the entrance hall.

ENTRANCE HALL

With radiator and stairs rising to the first-floor landing.

UTILITY CUPBOARD

1.86m (6'1") x 1.41m (4'8")

An ideal utility/storage cupboard that could also make an ideal home office/workspace.

KITCHEN/DINING ROOM

3.89m (12'9") x 3.41m (11'2")

Fitted with a matching range of modern base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, a range of integrated appliances to include fridge/freezer, dishwasher, fitted electric oven and four ring gas hob with cooker hood above, two double glazed windows to the rear, radiator, uPVC half glazed door opening onto the rear garden, door into the lounge.



LIVING ROOM

4.37m (14'4") x 3.12m (10'3")

A good-sized reception room with radiator, door proving access to understairs storage cupboard, double glazed window to the rear, wall mounted electric fireplace.

FIRST FLOOR

LANDING

With double glazed window to the front, cupboard housing the wall mounted boiler serving the heating system and domestic hot water.

BEDROOM 1

3.44m (11'4") x 3.38m (11'1")

A double bedroom with double glazed window to the rear, radiator, built in storage cupboard.

BEDROOM 2

3.44m (11'4") x 2.99m (9'10")

A further double bedroom with double glazed window to the rear, radiator, built in storage cupboard.

BATHROOM

Fitted with a two-piece suite comprising panelled bath with separate electric shower over and with folding glass screen, wash hand basin, obscure double-glazed window to the front, chrome heated towel rail, splashbacks.



WC

Fitted with a low-level WC, obscure double-glazed window to the front, radiator.

OUTSIDE:

FRONT

The front of the property is approached via a communal walkway from the roadside leading to the covered main entrance and an external bin store/storage cupboard.

REAR

The rear the property opens to a southerly facing and tiered garden measuring approximately **7.01m (23'09') x 8.83m (29'10'')**. The garden comprises of a paved patio seating and tiered garden areas, with raised flower borders, enclosed by fencing with a pathway and steps rising to a gate giving rear access.

GARAGE

A single garage, located within a nearby block.

AGENT'S NOTE:

We're informed there is an estate charge of £250.19 per year for the maintenance of communal areas.

