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Opening Hours

Monday - Friday

9.15am—5.30pm

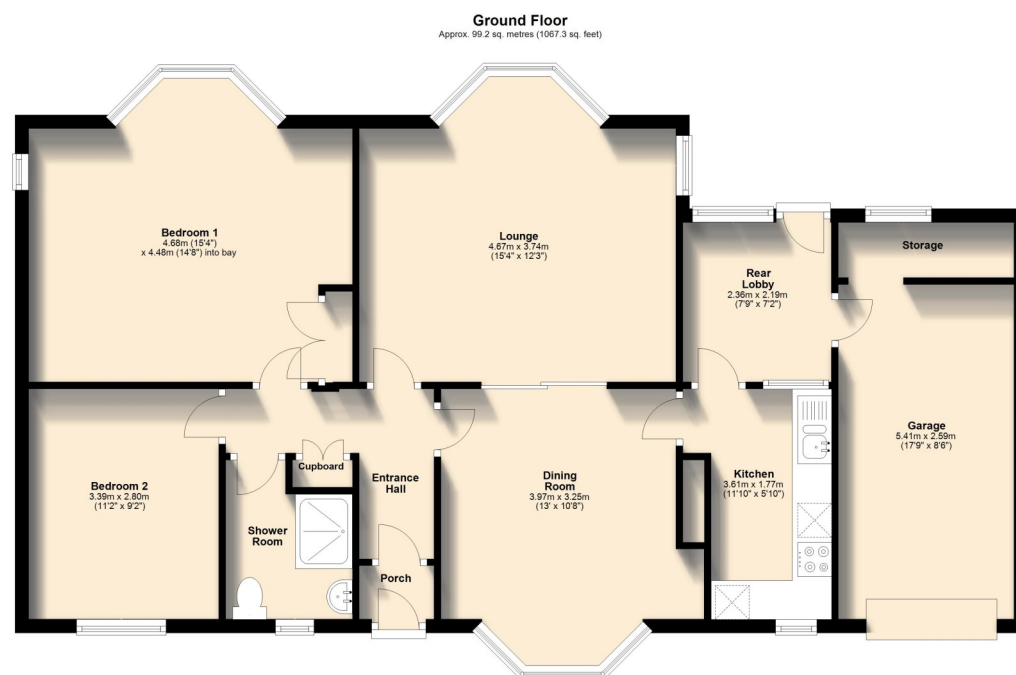
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

06/J/25 5809



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



Draft Details – Not Approved & Subject To Change



DETACHED BUNGALOW
SPACIOUS ACCOMMODATION
TWO DOUBLE BEDROOMS
LARGE LOUNGE
GOOD SIZED LEVEL PLOT
SOUTH FACING GARDEN
DRIVEWAY & GARAGE

**56 Old Woodlands Road, Crownhill,
Plymouth, PL5 3SX**

We feel you may buy this property because...
'Of the popular location and spacious accommodation within
this lovely detached home.'

£350,000

www.plymouthhomes.co.uk

Energy Efficiency Rating	
Current	Potential
68	77

Very energy efficient - lower running costs

(92+) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

England & Wales E U Directive 2002/91/EC

WWW.EPC4U.COM

Number of Bedrooms
Two Double Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Garage

Outside Space
South Facing 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: £2,500
Main Residence: £7,500
Home or Investment
Property: £25,000

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...

Located within the popular area of Crownhill, this unique and particularly spacious, double fronted, detached bungalow occupies a lovely sized plot. Internally the lovely, well-proportioned accommodation boasts a large lounge and separate dining room, two large double bedrooms, kitchen, shower room and internal access to the garage via the rear lobby. Further benefits include a new roof, external wall insulation, double glazing, central heating and externally there is a private driveway, to a larger than average garage, and a lovely south facing rear garden. Plymouth Homes advise an early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

PORCH

With tiled flooring and hardwood door into the entrance hall.

ENTRANCE HALL

With radiator, access to the loft space with retracting ladder and light, built in storage cupboard also housing the wall mounted boiler serving heating system and domestic hot water.

LOUNGE

4.67m (15'4") x 3.74m (12'3")

A lovely sized, south facing reception room with double glazed bay window to the rear overlooking the garden, double glazed window to the side, radiator, decorative stone fire surround, sliding doors opening into the dining room.

DINING ROOM

3.97m (13') x 3.25m (10'8")

With double glazed bay window to the front, radiator, doors to the entrance hall and the kitchen.

KITCHEN

3.61m (11'10") x 1.77m (5'10")

Fitted with a matching range of modern base and eye level units with worktop space above, 1 ½ bowl sink unit with single drainer and mixer tap, splashbacks, integrated fridge, space for slimline dishwasher, fitted eye



level electric oven, four ring electric hob with stainless steel cooker hood above, obscure double glazed window to the front, radiator, wooden flooring, access to loft space, double glazed window and half glazed uPVC door opening into the rear lobby.

REAR LOBBY

With obscure double glazed window to the rear, tiled flooring, steps up to the kitchen, plumbing for washing machine, polycarbonate roof, uPVC glazed door opening to the rear garden, internal door into the garage.

BEDROOM 1

4.68m (15'4") x 4.48m (14'8") into bay

A lovely, large double bedroom with double glazed bay window to the rear, obscure double-glazed window to the side, built in storage cupboard, radiator, picture rail.

BEDROOM 2

3.39m (11'2") x 2.80m (9'2")

A second double bedroom with double glazed window to the front, radiator, picture rail.

SHOWER ROOM

Fitted with a three-piece suite comprising double shower cubicle with fitted shower with body jets and rainfall shower above, vanity wash hand basin with cupboard storage below, low-level WC, extractor fan, tiled splashbacks, obscure double-glazed window to the front, radiator.



GARAGE

5.41m (17'9") x 2.59m (8'6")

A larger than average garage with remote-controlled electric roller door to the driveway, light and power, open plan into a useful storage area.

OUTSIDE:

FRONT

The front is approached via a private pathway to the main entrance and a low maintenance garden area with established borders. To the right side a private driveway leads to the garage and to the left side a gate and pathway follow onto the rear garden.

REAR

The large, well maintained rear garden is a particular feature of the property, being southerly facing and measuring **13.69m (44'11") at longest x 15.67m (51'5") at widest**. The majority of the garden is laid to lawn with established flower borders, a central, sunken patio area all enclosed by walls. There is a further patio area adjoining the rear lobby and offering ideal space for a garden shed.