

Contact us

Central Plymouth Office

22 Mannamead Road

Mutley Plain

Plymouth

PL4 7AA

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Email Us

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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:

01/J/25 5804

Can We Help Further?

Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. Please contact us on (01752) 514500 to book your appointment.

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



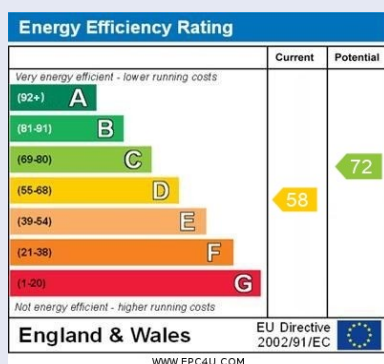
SEMI DETACHED BUNGALOW
POPULAR LOCATION
TWO BEDROOMS
LEVEL PLOT
GARAGE AND
DRIVEWAY FOR 3-4 VEHICLES
MODERNISATION REQUIRED

**20 Cardigan Road, Crownhill,
Plymouth, PL6 5PL**

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

£270,000

www.plymouthhomes.co.uk



Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage and Driveway

Outside Space
Enclosed Rear Garden

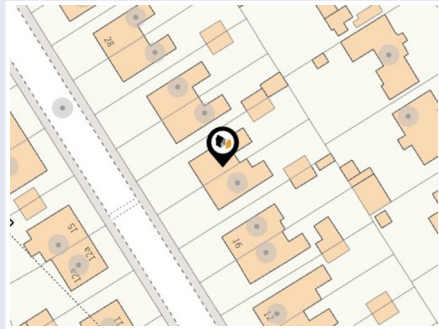
Council Tax Band
C

Council Tax Cost 2025/2026
Full Cost: £2,067.28
Single Person: £1,550.28

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £3,500
Home or Investment
Property: £17,000

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...

Plymouth Homes are delighted to present to the market this semi detached bungalow which is situated on a level and good sized plot within the ever popular area of Crownhill. The accommodation comprises entrance hall, kitchen, lounge/dining room, two bedrooms, WC, and shower room. Externally, the property has a long driveway leading to the garage aswell as front and rear gardens. The property is double glazed and has gas central heating. Being offered to the market with no onward chain, an internal inspection can be highly recommended to appreciate the potential and accommodation on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE
Entry is via a uPVC glazed entrance door opening onto the entrance hall.

ENTRANCE HALL
With radiator, two built in storage cupboards.

KITCHEN
3.55m (11'8") x 2.32m (7'7")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, space for cooker with fitted cooker hood above, double glazed window to the front, radiator, coving to ceiling, wall mounted boiler serving the heating system and domestic hot water.

LOUNGE/DINING ROOM
5.00m (16'5") x 3.61m (11'10")
A good sized reception room with double gazed window to the front, coving to ceiling, radiator, serving hatch from kitchen, electric fireplace set on chimney breast.

WC
1.98m (6'6") x 1.35m (4'5")
Fitted with a 2 piece suite comprising wash hand basin with tiled splashback, low level WC, obscure double-glazed window to the side, radiator.



SHOWER ROOM
1.90M (6'3") x 1.51m (4'11")
Fitted with a two piece suite comprising walk in shower cubicle with electric shower, tiled walls, obscure double-glazed window to the side, radiator.

BEDROOM 1
3.72m (12'2") max x 3.13m (10'3")
A double sized bedroom with double glazed windows to the side and the rear, radiator, coving to ceiling.

BEDROOM 2
3.46m (11'4") x 3.17m (10'5")
A further double sized bedroom with double glazed window to the rear, radiator, coving to ceiling.

OUTSIDE:

FRONT
The bungalow is approached via a private driveway which measures approximately 2.43m (8'04") x 29.26m (96'10) with path leading to the main entrance and garage and a garden area which is mainly laid to lawn.

REAR
The rear garden measures approximately 8.53m (28'02) x 19.20m (63'04) at the widest and longest points and is mainly laid to lawn with two additional paved seating areas. The garden is enclosed by a wall with a variety of hedging and shrubs on the border.

GARAGE
A single garage with garage door to the driveway and window to the side.

