

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

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:

03/K/25 5824

Floor Plans...



PLYMOUTH HOMES

ESTATE AGENTS



9 Nicholson Road, Crownhill, Plymouth, PL5 3BR

POPULAR LOCATION
WELL PRESENTED
THREE BEDROOMS
TWO RECEPTIONS
GOOD SIZED KITCHEN
ENCLOSED REAR GARDEN

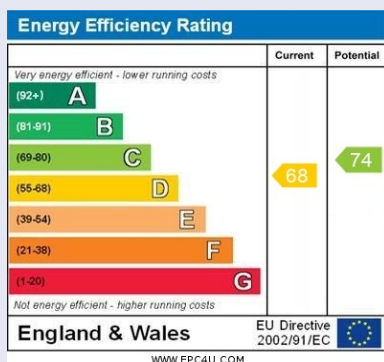
We feel you may buy this property because...

'Of the ever-popular location and the spacious, well-presented accommodation on offer.'

£275,000

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.



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Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Off Road
Parking

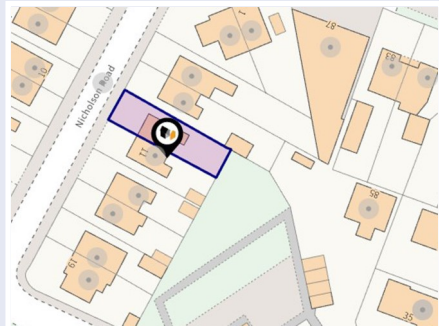
Outside Space
Rear Garden

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: Nil
Main Residence: £3,750
Home or Investment
Property: £17,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.



Introducing...

This classic, semi detached home is located within the popular residential area of Crownhill and is within proximity of Crownhill Village with its numerous shops and amenities. Internally the accommodation offers a bay fronted lounge, good sized kitchen, separate dining room, downstairs wc, three good sized bedrooms and a shower room. Further benefits include double glazing, central heating and externally there is an enclosed rear garden, and a brick paved private driveway offering off road parking. Plymouth Homes advise an early viewing to appreciate this lovely family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via an arched porch with uPVC part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With obscure double-glazed window to the side, radiator, wood effect laminate flooring, stairs rising to the first-floor landing with an understairs storage cupboard.

LOUNGE

4.55m (14’11’’) x 3.41m (11’2’')

A good-sized reception space with uPVC double glazed bay window to the front, coal effect living flame gas fire set within a feature stone surround, radiator, coving to ceiling.

KITCHEN

5.05m (16'7") x 2.13m (7')

Fitted with a matching range of base and eye level units with worktop space over, 1 ½ bowl sink unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge, freezer and washing machine, fitted electric oven and four ring gas hob with wall mounted cooker hood above, double glazed windows to the side and rear, radiator, wood effect laminate and tiled flooring, coving to ceiling, uPVC glazed door opening to the garden, glazed door into the dining room.



DINING ROOM

3.85m (12'8") x 3.04m (10')

With window into the kitchen, double glazed window to the rear, radiator, wood effect laminate flooring, coving to ceiling.

DOWNSTAIRS WC

With obscure double glazed window to the side, obscure single glazed window to side, fitted with a two piece suite comprising wall mounted wash hand basin, low-level WC, tiled splashbacks, tiled flooring.

FIRST FLOOR

LANDING

With double glazed window to the side, coving to ceiling, access to the boarded loft space with retracting ladder and light, built in storage cupboard.

BEDROOM 1

4.57m (15') max x 3.17m (10'5'')

A good-sized double bedroom with double glazed bay window to the front, fitted bedroom suite comprising built-in wardrobes with overhead storage cupboards, radiator, coving to ceiling.

BEDROOM 2

3.85m (12'8") x 3.36m (11')

A second double bedroom with double glazed window to the rear, radiator, coving to ceiling.

BEDROOM 3

2.26m (7'5'') x 1.88m (6'2'')

A single bedroom with double glazed window to the front, radiator, coving to ceiling.



BATHROOM

2.45m (8'1") x 1.72m (5'8")

Fitted with a three-piece suite comprising vanity wash hand basin with cupboard storage below, double shower enclosure with fitted shower above, low-level WC, tiled splashbacks, radiator/towel rail, obscure double-glazed window to the side.

OUTSIDE:

FRONT

The front of the house is approached via a brick paved private driveway offering parking for several vehicles and leading to the entrance porch. To the left side, double gates and the brick paved driveway continue to the rear of the house narrowing to **1.74m (5’8’')** with a further pedestrian gate opening to the rear garden.

REAR

The rear opens to a garden measuring **7.30m (23’11’')** in width x **12.18m (39’11’')** max in length. The garden included the last section of the brick paved driveway, paved gravelled garden areas, all enclosed by walls and accessing two timber garden sheds.

