

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

21/K/25 5836



Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



THREE BEDROOMS
KITCHEN/DINING ROOM
MODERN KITCHEN
SEPARATE LOUNGE
DOUBLE GLAZING
CENTRAL HEATING
NO ONWARD CHAIN

**3 Coppice Gardens, Crownhill,
Plymouth, PL5 3DB**

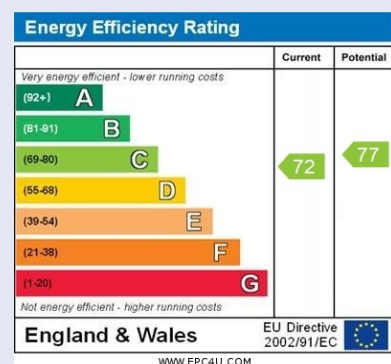
We feel you may buy this property because...

'Of the popular location on offer and its close proximity to a host of local amenities.'

£210,000

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

Number of Bedrooms
Three Bedrooms

Property Construction
Wimpey No-fines
Construction

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking

Outside Space
Enclosed 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: £1,700
Home or Investment
Property: £12,200

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

Introducing...

Plymouth Homes are delighted to present to the market this well presented mid terraced house located in the popular residential area of Crownhill. In brief, the property comprises entrance porch, entrance hall with under stairs utility area, separate lounge with media wall, bathroom and three bedrooms. Further benefits include central heating, double glazing and externally to the rear, there is an enclosed and low maintenance rear garden. Plymouth Homes would strongly recommend an internal inspection of this most charming and well presented house to appreciate the accommodation and location on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

PORCH

With uPVC part glazed door and side window opening into the entrance hall.

ENTRANCE HALL

With stairs rising to the first-floor landing, doors opening into the lounge and kitchen/dining room, under stairs utility area with space for washing machine and tumble dryer.

LIVING ROOM

3.64m (11'11") x 3.16m (10'4")

A good sized reception room with radiator, double glazed window to the front, feature media wall.

KITCHEN/DINING ROOM

5.36m (17'7") x 2.78m (9'2")

A well-presented kitchen fitted with a matching range of base and eye level units with worktop space over, sink unit and mixer tap, plumbing for dishwasher, space for fridge/freezer, fitted eye level cooker, built-in hob with cooker hood over, double glazed windows to the rear, radiator, recessed ceiling spotlights, uPVC glazed double door opening onto the rear garden.



FIRST FLOOR

LANDING

With access to the loft space.

BEDROOM 1

2.90m (9'6") x 2.00m (6'7")

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

BEDROOM 2

3.26m (10'8") max x 2.53m (8'4")

A further double bedroom with radiator, double glazed window to the front.

BEDROOM 3

2.53m (8'4") max x 2.53m (8'4")

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

BATHROOM

2.37m (7'9") x 1.59m (5'3")

Fitted with a three piece suite comprising bath with shower over, shower screen, tiled splashbacks, pedestal wash hand basin, low-level WC, tiled splashbacks, window to rear with recessed ceiling spotlights, heated towel rail, obscure double-glazed window to the rear.

OUTSIDE:

FRONT

The front of the property is approached via a public walkway leading to a shared path which provides access to the porch. The front garden has an area of chippings aswell as a variety of shrubs.

REAR

The rear opens to an enclosed north facing, tiered garden measuring approximately **5.79m (19'02) x 8.53m (28'05)** at the longest and widest points with decked and paved seating areas and a rear gate.

