

## Contact us

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## Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Opening Hours

**Monday - Friday**

**9.15am—5.30pm**

**Saturday**

**9.00am—4.00pm**

(Central Plymouth Office Only)

## Our Property Reference:

**26/A/26 5864**



## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

**Draft Details – Not Approved & Subject To Change**



**DECEPTIVELY SPACIOUS  
THREE BEDROOMS  
LOUNGE/DINING ROOM  
MODERN BATHROOM  
GAS CENTRAL HEATING  
FRONT & REAR GARDENS  
OPEN OUTLOOKS**

**36 Langley Crescent, Southway,  
Plymouth, PL6 6EW**

*We feel you may buy this property because...*

'The spacious accommodation would make the ideal first time or family home.'

**£190,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

**Number of Bedrooms**  
Three Bedrooms

**Property Construction**  
Crosswall Construction

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
On Street Parking

**Outside Space**  
Westerly 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: £1,300  
Home or Investment  
Property: £10,800

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 deceptively spacious property would make the ideal first time or family home. Internally the accommodation offers a good-sized kitchen, large lounge/dining room, there are also three spacious bedrooms and a modern bathroom suite. Further benefits include central heating and front and rear gardens. Plymouth Homes would advise an early viewing.

#### The Accommodation Comprises...

##### GROUND FLOOR

##### ENTRANCE

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

##### ENTRANCE HALL

With double glazed window to the front, radiator, coving to ceiling, stairs rising to the first-floor landing, open plan into the kitchen and lounge/dining room.

##### KITCHEN

##### 3.56m (11'8") x 2.64m (8'8")

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted boiler serving the heating system and domestic hot water, spaces for slimline dishwasher and washing machine, fitted electric oven and four ring electric hob with stainless steel cooker hood above, double glazed window to front, tiled flooring, coving to ceiling.

##### LOUNGE/DINING ROOM

##### 5.43m (17'10") x 4.55m (14'11") max

A lovely sized reception room with two windows to the rear, stone-built fire surround/entertainment area, radiator, wall lights, under stairs storage, patio doors opening to the garden.



##### FIRST FLOOR

##### LANDING

With doors to all rooms.

##### BEDROOM 1

##### 4.55m (14'11") x 2.67m (8'9")

A double bedroom with two double glazed windows to the rear with distant views, radiator, coving to ceiling.

##### BEDROOM 2

##### 4.56m (14'11") x 2.50m (8'2")

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

##### BEDROOM 3

##### 3.48m (11'5") x 1.95m (6'5")

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

##### BATHROOM

##### 2.31m (7'7") x 1.66m (5'5")

Refitted with a modern three-piece suite comprising panelled bath with rainfall shower above and separate hand shower attachment, shower screen, wall mounted vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, recessed ceiling spotlights and skylight window.

##### OUTSIDE:

##### FRONT

The front of the property is approached via a garden area and pathway leading to the main entrance.

##### REAR

At the rear, the property opens to a westerly facing garden comprising of gravelled and paved areas accessing a timber shed/summer house and double gates giving rear access.

