

## Contact us

### Central Plymouth Office

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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:

12/A/26 5851

## Floor Plans...



# PLYMOUTH HOMES

ESTATE AGENTS



**SEMI-DETACHED**  
**POPULAR LOCATION**  
**TWO/THREE BEDROOMS**  
**ONE/TWO RECEPTIONS**  
**MODERN KITCHEN**  
**SOUTH FACING GARDEN**  
**NO ONWARD CHAIN**

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

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

‘Of the ever popular location and well presented, spacious accommodation on offer.’

**£280,000**

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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



Number of Bedrooms  
Two Bedrooms

Property Construction  
Solid Brick Walls

Heating System  
Gas Central Heating

Water Meter  
Yes

Parking  
Private Hardstanding

Outside Space  
South Facing Garden

Council Tax Band  
B

Council Tax Cost 2025/2026  
Full Cost: £1,808.67  
Single Person: £1,356.50

Stamp Duty Liability  
First Time Buyer: Nil  
Main Residence: £4,000  
Home or Investment  
Property: £18,000

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...

This beautifully presented two/three-bedroom bungalow is offered for sale with no onward chain. Internally the complete accommodation comprises entrance hall, lounge, dining room/ bedroom three, a modern kitchen, two double bedrooms and a modern shower room. Further benefits include double glazing, central heating and externally there’s a double width car hardstanding and a southerly facing rear garden. Plymouth Homes advise an early viewing to appreciate this lovely property.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

Radiator, access to a part boarded loft space with retracting ladder and lighting.

LIVING ROOM

3.80m (12'5") x 3.74m (12'3")

With log effect electric fire set within a feature surround, radiator, double glazed patio door and steps leading to the rear garden.

DINING ROOM/BEDROOM 3

2.72m (8'11") x 2.69m (8'10")

With double glazed window to the side, radiator, wood effect laminate flooring.

KITCHEN

3.31m (10'10") x 2.69m (8'10")

Fitted with a matching range of modern base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted boiler serving the heating system and domestic hot water, fitted eye level electric oven and four ring gas hob with cooker hood above, retractable bin unit, double glazed windows to the front and side, radiator, wood effect laminate flooring, uPVC half glazed door opening to the side pathway.



BEDROOM 1

3.74m (12'3") x 3.73m (12'3")

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

BEDROOM 2

3.89m (12'9") x 2.70m (8'10")

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

SHOWER ROOM

2.01m (6'7") x 1.54m (5'1")

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

OUTSIDE:

FRONT

The front of the bungalow is approached via a double width private hardstanding, measuring **8.02m (26'3") at longest x 9.16m (30') at widest** and leading to the main entrance. To the right side a path gives access to a cellar crawl space, the side door to the kitchen, access to the outside storage shed and secure gate to the rear garden.



REAR

The rear garden faces south and measures **11.10m (36'5") in length x 8.82 (28'11") in width**. The garden comprises paved and lawned areas with flower borders and enclosed by wall.

STORAGE SHED

A brick-built storage shed with window to the side.

