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36 Whiteleigh Villas, Crownhill, Plymouth, PL5 3BH
Plymouth

Offers over £375,000

PROPERTY DESCRIPTION

A beautifully presented modern three double-bedroom detached bungalow built in 2017, situated in a secluded, level position at the end of a quiet, popular residential cul-de-sac, within close proximity to Crownhill Village and its amenities. The living accommodation, which is beautifully presented throughout in tasteful neutral colours, comprises an entrance porch, an open-plan living area incorporating the lounge with a vaulted ceiling and dining area, both with patio doors opening onto an attractive decked seating area. There is a modern fitted kitchen with a host of integrated appliances, a modern family bathroom, a useful utility room, and three double bedrooms, the master benefiting from an en-suite shower room.

The property stands on a well-maintained, level plot that incorporates front, rear, and side gardens, and a private driveway offering parking for several vehicles.

The bungalow also benefits from underfloor heating and PVCu double-glazed windows and doors throughout. An internal viewing is highly recommended to truly appreciate this wonderful family home.

CROWNHILL

This mostly 1930's suburb grew around the junction of the A386 Tavistock Road and the A374 road (later the A38 and now the B3413) from Plympton to Saltash Passage. Following realignment of the A386 in the 1970s, the old Tavistock road has been isolated and renamed Morshead Road. There is a pub, a M & S food outlet, a post office, a few convenience stores, many takeaways and an Indian restaurant. Crownhill is the home of the divisional police headquarters and a Catholic boy's comprehensive school. Primary schools include Eggbuckland Vale, St Edwards, Widey Court. Notre Dame Catholic Girls School, is located within 1.5 miles of Crownhill. There is also a large fire station and close by a big garden centre. The district is very popular because it is very close to the A38 Parkway/Devon Expressway and is near to the local general hospital at Derriford without being so far from the city centre, four miles south, that it is isolated and inaccessible as are so many of Plymouth's satellite suburbs.





UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection FTTP.

OUTGOINGS PLYMOUTH

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2025/2026 is £2,325.42 (by internet enquiry with Plymouth City Council). These details are subject to change.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete. Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

TOTAL APPROX. FLOOR AREA 1111 SQ.FT. (103.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustration purposes only and should be used as such
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		93
(81-91)	B		
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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