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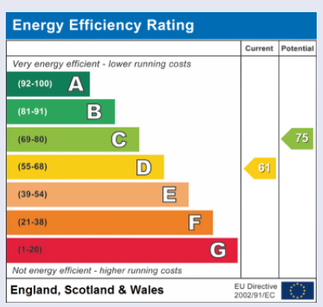
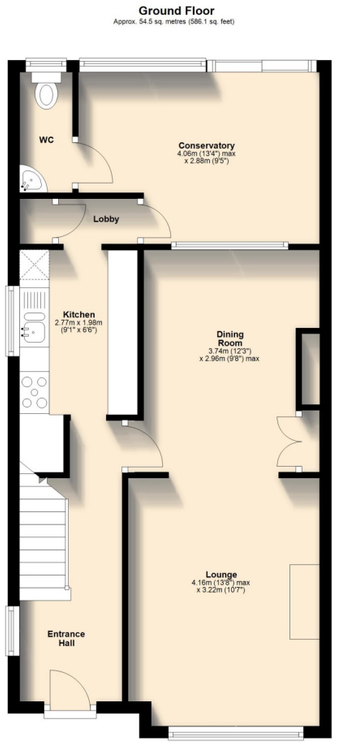
Opening Hours

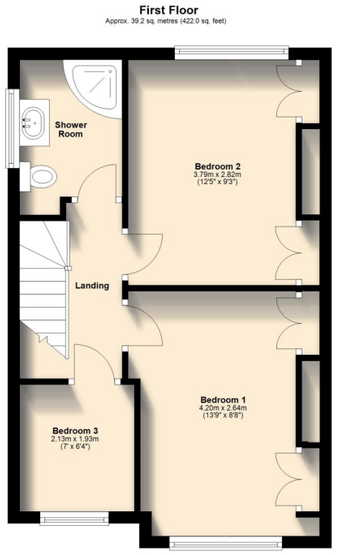
Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
29/E/26 5974



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.

PLYMOUTH HOMES ESTATE AGENTS

THREE BEDROOMS
WEST FACING GARDEN
CONSERVATORY
DOWNSTAIRS WC
WELL PRESENTED
SOUGHT AFTER LOCATION
VIEWING RECOMMENDED

8 Nicholson Road, Crownhill, Plymouth, PL5 3BR

We feel you may buy this property because...
'This well presented 1930's home is positioned in a sought after location and benefits from a west facing rear garden and driveway leading to a garage'

£325,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway And Garage

Outside Space
North West Facing Garden

Council Tax Band
C

Council Tax Cost 2026/2027
Full Cost: £2,170.53
Single Person: £1,627.90

Stamp Duty Liability
First Time Buyer: £1,250
Main Residence: £6,250
Home or Investment Property: £22,500

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 1930's semi detached home is well presented and has an attractive west facing rear garden. The good size accommodation comprises: entrance hall, lounge, dining room, kitchen, rear lobby, conservatory, downstairs WC, three bedrooms and a modern shower room. Externally, the property benefits from a west facing garden to the rear and the front has a driveway providing off road parking and leading to a garage. With double glazing and gas central heating, Plymouth Homes highly recommend this comfortable family home.

The Accommodation Comprises…

GROUND FLOOR

uPVC double glazed entrance door opening to:

ENTRANCE HALL
Frosted double glazed window to the side, radiator, coved ceiling, stairs to the first floor landing with an under-stairs storage cupboard.

LOUNGE
4.16m (13'8") max x 3.22m (10'7")
Double glazed window to the front, flame effect electric fire set in a wooden surround, radiator, coved ceiling, open plan to:

DINING ROOM
3.74m (12'3") x 2.96m (9'8") max
Window to the rear, radiator, coved ceiling, storage cupboard.

KITCHEN
2.77m (9'1") x 1.98m (6'6")
Fitted with a matching range of modern base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, integrated appliances to include a fridge, freezer and dishwasher, electric oven with a five ring gas hob, built-in microwave, double glazed window to the side, ceramic tiled floor, coved ceiling, tiled splashbacks.

LOBBY
Radiator, ceramic tiled floor, boiler cupboard with housing the wall mounted gas combination boiler and with space and plumbing for a washing machine.

CONSERVATORY
4.06m (13'4") max x 2.88m (9'5")
With polycarbonate roof, double glazed windows and a patio door opening to the rear garden, radiator, door to:

CLOAKROOM
Frosted double glazed window to the rear, wash hand basin, low-level WC, radiator.

FIRST FLOOR

LANDING
Access to the loft, with a retractable metal ladder.

BEDROOM 1
4.20m (13'9") x 2.64m (8'8")
Double glazed window to the front, two built-in wardrobes, radiator, coved ceiling.

BEDROOM 2
3.79m (12'5") x 2.82m (9'3")
Double glazed window to the rear, two built-in wardrobes, radiator, coved ceiling.

BEDROOM 3
2.13m (7') x 1.95m (6'5")
Double glazed window to the front, radiator, coved ceiling.

SHOWER ROOM
Modern suite comprising a tiled shower cubicle, vanity wash hand basin, low-level WC, heated towel rail, tiled walls, frosted double glazed window to the side, ceramic tiled floor, coved ceiling, under floor heating.

OUTSIDE –

FRONT
A well maintained front garden with lawn, established flower borders and a brick paved driveway measuring approximately **18.89m (62'10)** in length providing parking for several vehicles, and leading to the main entrance, garage and gate into the rear garden.

REAR
The rear opens to a beautifully presented westerly facing garden measuring approximately **7.31m (24'07) in width x 12.19m (40'05) in length** comprising a patio seating area and is mainly laid to law enclosed by fencing.