

Contact us

Central Plymouth Office

22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

North Plymouth and Residential Lettings Office

56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

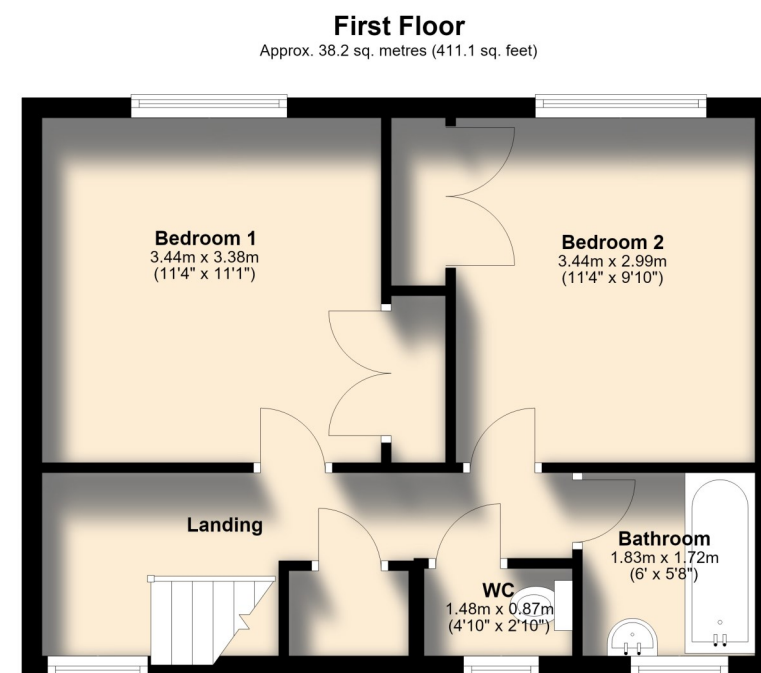
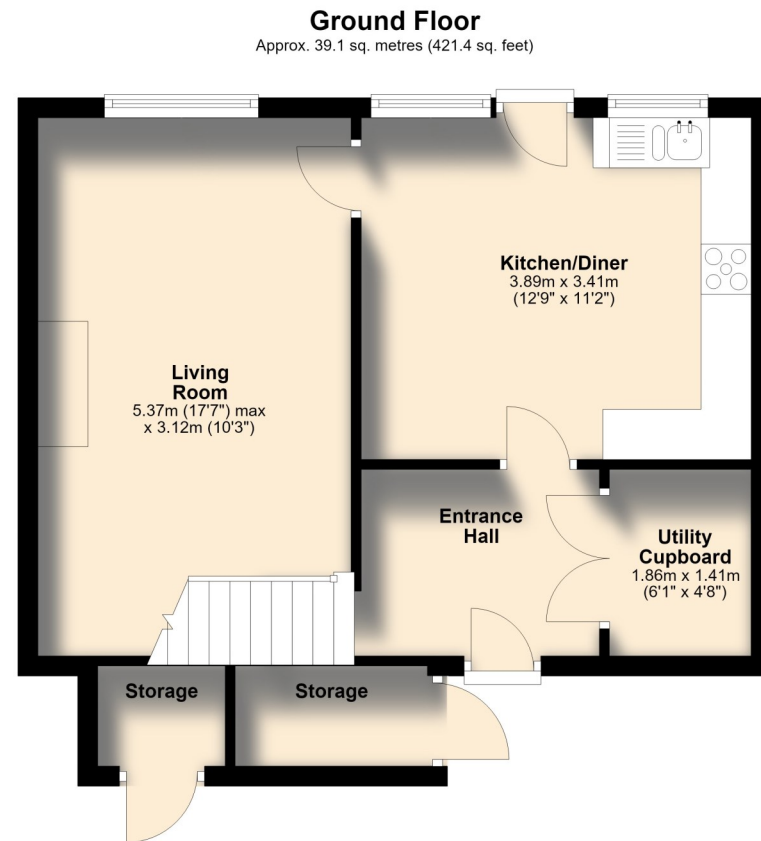
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

14/I/26 6062

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



TWO BEDROOMS
KITCHEN/DINER
ALLOCATED PARKING SPACE
SOUTH FACING GARDEN
CONVENIENT LOCATION
NO ONWARD CHAIN

**158 Tailyour Road, Crownhill,
Plymouth, PL6 5DJ**

We feel you may buy this property because...
'Of the popular location and spacious living accommodation on offer.'

£190,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Number of Bedrooms
Two Bedrooms

Property Construction
Wimpey No Fines

Heating System
Gas Central Heating

Water Meter
TBC

Parking
Allocated Parking Space

Outside Space
Tiered Garden

Council Tax Band
A

Council Tax Cost 2026/2027
Full Cost: £1,627.90
Single Person: £1,220.93

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...

Plymouth Homes are delighted to present to the market this mid terraced house which is located within close proximity to Crownhill Court, Plumer House aswell as Crownhill Village with its range of shops and amenities. Internally the accommodation comprises: entrance hall, utility cupboard, living room, kitchen/dining room, two large double bedrooms, bathroom and a separate WC. Further benefits include double glazing, central heating, an enclosed, southerly facing rear garden and an allocated parking space located within close proximity. Offered for sale with no onward chain, Plymouth Homes recommend an early inspection to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a covered porch accessing a useful outside storage shed and a uPVC part glazed entrance door into the entrance hall.

ENTRANCE HALL

With radiator and stairs rising to the first-floor landing.

UTILITY CUPBOARD

1.86m (6'1") x 1.41m (4'8")

An ideal utility/storage cupboard with plumbing for washing machine.

KITCHEN/DINING ROOM

3.89m (12'9") x 3.41m (11'2")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, fitted oven and five ring gas hob with cooker hood above, plumbing for dishwasher, two double glazed windows to the rear, radiator, uPVC half glazed door opening onto the rear garden, door into the lounge.

LIVING ROOM

5.37m (17'7") max x 3.12m (10'3")

A good-sized reception room with radiator, double glazed window to



the rear, wall mounted feature fireplace.

window to the front, radiator.

FIRST FLOOR

LANDING

With double glazed window to the side, cupboard housing the wall mounted boiler serving the heating system and domestic hot water.

BEDROOM 1

3.44m (11'4") x 3.38m (11'1")

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

BEDROOM 2

3.44m (11'4") x 2.99m (9'10")

A further double bedroom with double glazed window to the rear, radiator, built in storage cupboard.

BATHROOM

1.83m (6') x 1.72m (5'8")

Fitted with a two piece suite comprising panelled bath with independent electric shower above , pedestal wash hand basin, tiled splashbacks, obscure double-glazed window to the front, radiator.

WC

1.48m (4'10") x 0.87m (2'10")

Fitted with a low-level WC, obscure double-glazed



OUTSIDE:

FRONT

The front of the property is approached via a communal walkway from the roadside leading to the covered main entrance and an external bin store/storage cupboard.

REAR

The rear the property opens to a southerly facing and tiered garden measuring approximately 7.31m (24'02) in width x 8.83m (29'09) in length. The garden comprises of a paved patio seating and tiered garden areas, with raised flower borders, enclosed by fencing with a pathway and steps rising to a gate giving rear access.

PARKING

The property benefits from an allocated parking space located nearby. On street parking is also available on Tailyour Road but is on a non-allocated basis.

AGENT'S NOTE:

We're informed there is an estate charge of £253.68 per year for the maintenance of communal areas.