

## 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

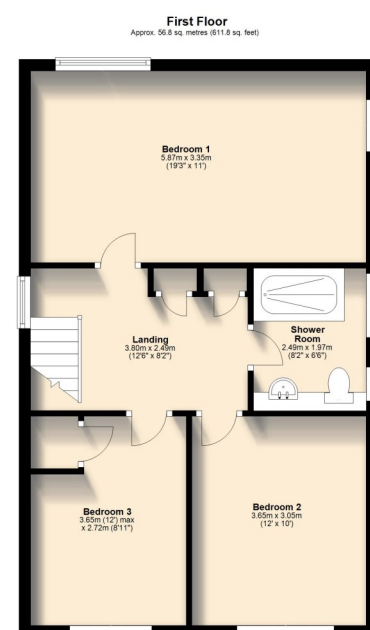
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

27/C/26 5914

## 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



SPACIOUS ACCOMMODATION

3 DOUBLE BEDROOMS

TWO RECEPTIONS

PRIVATE SOLAR PANELS  
SOUTH FACING GARDEN

CONSERVATORY  
NO ONWARD CHAIN

6 Southwell Road, Crownhill,  
Plymouth, PL6 5BE

*We feel you may buy this property because...*  
'Of the particular spacious accommodation on offer.'

**£350,000**

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

Energy Efficiency Rating	
Current	Potential
58	68

Very energy efficient - lower running costs  
(92+) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G  
Not energy efficient - higher running costs

England & Wales E.U. Directive 2002/91/EC  
WWW.EPC4U.COM

**Number of Bedrooms**  
Three Double Bedrooms

**Property Construction**  
Cavity Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
Driveway and Garage

**Outside Space**  
South Facing Garden

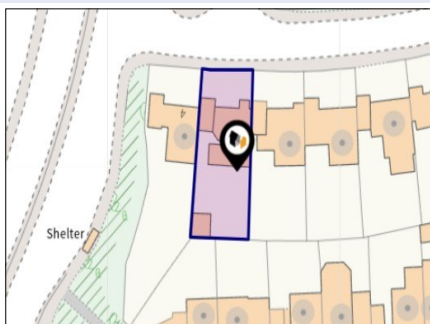
**Council Tax Band**  
D

**Council Tax Cost 2025/2026**  
Full Cost: £2,325.42  
Single Person: £1,744.07

**Stamp Duty Liability**  
First Time Buyer: £2,500  
Main Residence: £7,500  
Home or Investment  
Property: £25,000

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 deceptively spacious, link detached home is offered for sale with no onward chain. Internally the accommodation offers: entrance porch, entrance hall, a good-sized lounge, separate dining room, kitchen, conservatory, utility room, three double bedrooms and a modern shower room. Further benefits include privately owned solar panels that generate a yearly income, double glazing, central heating and externally there is a private driveway to a larger than average garage and a southerly facing, enclosed garden. Plymouth Homes advise an early viewing to fully appreciate the space on offer within this link detached home.

### The Accommodation Comprises...

#### GROUND FLOOR

##### ENTRANCE

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

##### PORCH

**2.10m (6'11") max x 1.83m (6')**

With double glazed window to the front, radiator, oak flooring, dado rail, door opening into the entrance hall.

##### ENTRANCE HALL

**5.50m (18') max x 2.14m (7')**

A good-sized entrance hall with radiator, oak flooring, dado rail, coving to ceiling and stairs rising to the first-floor landing with an under-stairs storage cupboard.

##### DINING ROOM

**3.63m (11'11") x 3.04m (9'11")**

With double glazed window to the front, radiator, oak flooring, picture rail, coving to ceiling.

##### KITCHEN

**3.63m (11'11") x 3.11m (10'2")**

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, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge (included within the sale), dishwasher, range cooker (included within the sale), wall mounted cooker hood, radiator, oak flooring, uPVC glazed door opening into the utility.

##### UTILITY

**5.80m (19') max x 1.67m (5'6") max**

With plumbing for washing machine, polycarbonate window to the rear, lighting and power points, polycarbonate roof, uPVC glazed door opening to the front of the property, internal door to the garage, door onto the rear garden.

##### LIVING ROOM

**5.87m (19'3") x 4.12m (13'6")**

A lovely spacious reception area with double glazed bay window to the rear overlooking the garden, feature wood burning stove, two radiators, oak flooring, picture rail, coving to ceiling, door opening into the conservatory.

##### CONSERVATORY

**3.10m (10'2") x 2.37m (7'9")**

With double glazed windows, radiator, light and power, double doors onto the garden.



#### FIRST FLOOR

##### LANDING

**3.80m (12'6") x 2.49m (8'2")**

A large landing with double glazed window to the side, two built in storage cupboards, radiator, dado rail, coving to ceiling, access to the loft space with retracting ladder.

##### BEDROOM 1

**5.87m (19'3") x 3.35m (11')**

A large double bedroom with double glazed windows to the side and rear, radiator, picture rail, coving to ceiling.

##### BEDROOM 2

**3.65m (12') x 3.05m (10')**

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

##### BEDROOM 3

**3.65m (12') max x 2.72m (8'11")**

A third double bedroom with double glazed window to the front, radiator, coving to ceiling, raised storage cupboard.

##### SHOWER ROOM

**2.49m (8'2") x 1.97m (6'6")**

Fitted with a three-piece suite comprising double shower enclosure with fitted rainfall shower above and separate hand shower attachment, shower screen, vanity wash hand basin with surrounding cupboard storage, low level wc, splashbacks, extractor fan, two obscure double-glazed windows to the side, radiator, wood effect laminate flooring.

#### OUTSIDE:

##### FRONT

At the front the property is approached via a private driveway measuring **5.35m (17'6")** leading to the garage. A pathway then leads to the main and side entrances and a lawned garden with established borders.



#### REAR

The garden faces south and wraps itself around the side and rear of property measuring **11.56m (37'11")** at widest x **16.89m (55'5")** at longest. The garden comprises paved patio and lawned garden with established borders and a former dog kennel.

#### GARAGE

**5.87m (19'3") max x 2.80m (9'2")**

A good-sized garage with double glazed window to the side, roller door garage door to the driveway, light, power point, water tap and open plan access into an outside wc.

#### OUTSIDE WC

**1.14m (3'9") x 0.90m (2'11")**

With obscure double-glazed window to the rear and fitted with a two-piece suite comprising wall mounted wash hand basin, low-level WC, tiled splashbacks.

#### SOLAR PANELS

The property benefits from privately owned solar panels. The panels provide the homeowner with free electricity, during suitable conditions, with any remaining then sold back to the chosen energy supplier to generate an income. The homeowner informs us that for the last year the panels generated an income of approximately £600, although this could fluctuate depending on weather conditions.

#### AGENT'S NOTE

Potential buyers should be aware of the impending road improvements to Manadon roundabout. For further details on the proposed works, please visit the Plymouth City Council website.

