



Falcon

01752 600444

14 Carroll Road

Crownhill, Plymouth, PL5 3RZ

Guide Price £170,000 - £175,000





In Brief

Carroll Road, Crownhill, Plymouth. Ideal first-time buy: modern 2-bed home with sunny enclosed garden.

Reception Rooms Large living room and kitchen / breakfast room

Bedrooms 2 double bedrooms

Heating Electric heating

Parking On street parking plus

Area 606 sq ft

allocated space

Tenure Freehold

Council Tax B

Description

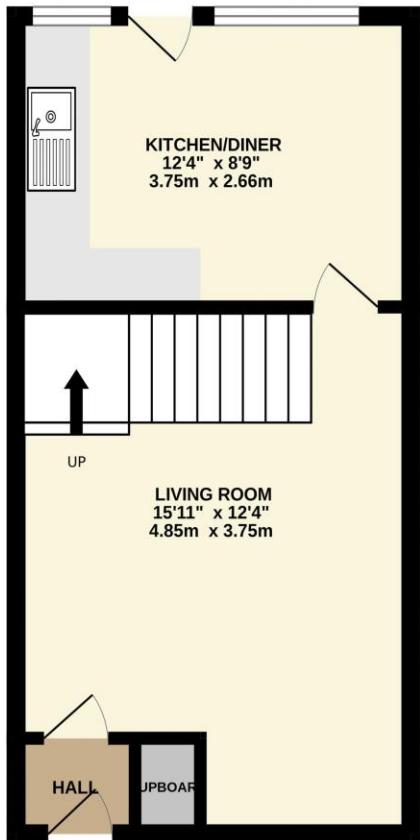
Situated in an exceptional and quiet residential setting, this modern-style two double bedroom terraced family home offers an ideal opportunity for first-time buyers or investors alike. The accommodation begins with an entrance hall leading into a spacious living room, which features the staircase rising to the first floor. To the rear of the property is a modern style kitchen/breakfast room fitted with modern units, with a door providing direct access to the rear garden. Attractive laminate flooring runs throughout the ground floor, enhancing the home's modern feel. Upstairs, the first-floor landing gives access to two well-proportioned double bedrooms and a stylish modern bathroom, complete with an electric shower over the bath. The property benefits from uPVC double glazing and electric heating throughout. Externally, the rear garden is of a good size and enjoys a sunny westerly aspect. It is laid to patio and a large gravelled area, all neatly enclosed by timber fencing—ideal for outdoor dining and low-maintenance enjoyment. There is an allocated parking space to the rear. Located close to well-regarded schools and the Crownhill shopping area, with Derriford Hospital also easily accessible, this home is perfectly positioned for convenient everyday living. A really great first-time buy in a highly sought-after location.

Need A Mortgage?

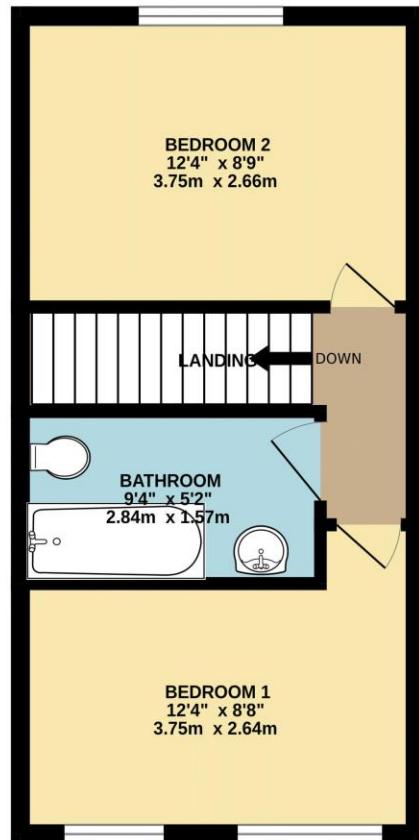
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ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
303 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D		53
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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