

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:

26/A/26 5864



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



**36 Langley Crescent, Southway,
Plymouth, PL6 6EW**

DECEPTIVELY SPACIOUS
THREE BEDROOMS
LOUNGE/DINING ROOM
MODERN BATHROOM
GAS CENTRAL HEATING
FRONT & REAR GARDENS
OPEN OUTLOOKS

We feel you may buy this property because...
'The spacious accommodation would make the ideal first time
or family home.'

£180,000

www.plymouthhomes.co.uk

Energy Efficiency Rating	
Current	Potential
71	82

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 Bedrooms

Property Construction

Crosswall Construction

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

Westerly Rear Garden

Council Tax Band

A

Council Tax Cost 2025/2026

Full Cost: £1,550.28

Single Person: £1,162.71

Stamp Duty Liability

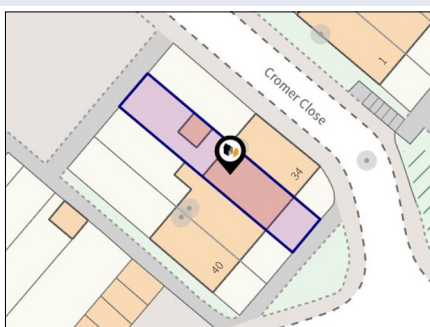
First Time Buyer: Nil

Main Residence: £1,100

Home or Investment

Property: £10,100

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 property would make the ideal first time or family home. Internally the accommodation offers a good-sized kitchen, large lounge/dining room, there are also three spacious bedrooms and a modern bathroom suite. Further benefits include central heating and front and rear gardens. Plymouth Homes would advise an early viewing.

The Accommodation Comprises...**GROUND FLOOR****ENTRANCE**

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

ENTRANCE HALL

With double glazed window to the front, radiator, coving to ceiling, stairs rising to the first-floor landing, open plan into the kitchen and lounge/dining room.

KITCHEN

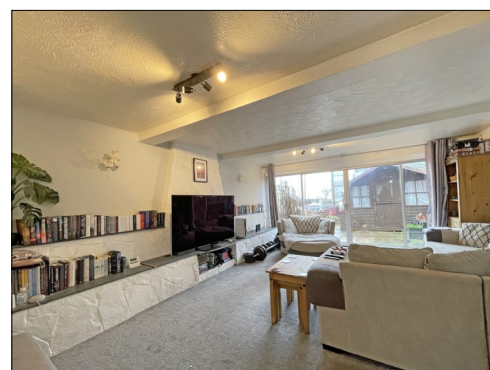
3.56m (11'8") x 2.64m (8'8")

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl 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 slimline dishwasher and washing machine, fitted electric oven and four ring electric hob with stainless steel cooker hood above, double glazed window to front, tiled flooring, coving to ceiling.

LOUNGE/DINING ROOM

5.43m (17'10") x 4.55m (14'11") max

A lovely sized reception room with two windows to the rear, stone-built fire surround/entertainment area, radiator, wall lights, understairs storage, patio doors opening to the garden.

**FIRST FLOOR****LANDING**

With access to all rooms.

BEDROOM 1

4.55m (14'11") x 2.67m (8'9")

A double bedroom with two double glazed windows to the rear with distant views, radiator, coving to ceiling.

BEDROOM 2

4.56m (14'11") x 2.50m (8'2")

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

BEDROOM 3

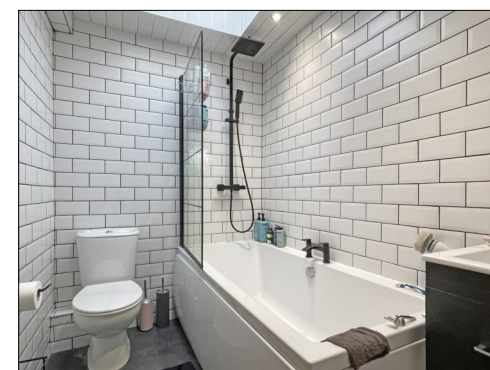
3.48m (11'5") x 1.95m (6'5")

A good-sized single bedroom with double glazed window to the front, radiator, coving to ceiling.

BATHROOM

2.31m (7'7") x 1.66m (5'5")

Refitted with a modern three-piece suite comprising panelled bath with rainfall shower above and separate hand shower attachment, shower screen, wall mounted vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, recessed ceiling spotlights and skylight window.

**OUTSIDE:****FRONT**

The front of the property is approached via a garden area and pathway leading to the main entrance.

REAR

At the rear, the property opens to a westerly facing garden comprising of gravelled and paved areas accessing a timber shed/summer house with electric, double gates giving rear access.