

## Contact us

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**(01752) 514500**

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

Our Property Reference:  
20/C/26 5908

## Can We Help Further?

### Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

### Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

### Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

### Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

### Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. Please contact us on (01752) 514500 to book your appointment.

## 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



DETACHED BUNGALOW  
TWO DOUBLE BEDROOMS  
LEVEL, WEST FACING GARDEN  
GARAGE AND DRIVEWAY  
NO ONWARD CHAIN  
CENTRAL HEATING  
CUL-DE-SAC

**3 Coleridge Avenue, Crownhill,  
Plymouth, PL6 5JP**

*We feel you may buy this property because...*

'This detached bungalow is positioned on a level plot and is within close proximity to Crownhill village with its array of shops and amenities.'

**£315,000**

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

Energy Efficiency Rating	
Current	Potential
	75
	60

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 EU Directive 2002/91/EC  
WWW.EPC4U.COM

### Number of Bedrooms

Two Bedrooms

### Property Construction

Cavity Brick Walls

### Heating System

Gas Central Heating

### Water Meter

Yes

### Parking

Driveway and Garage

### Outside Space

Enclosed Westerly 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: £750

Main Residence: £5,750

Home or Investment

Property: £21,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

### Introducing...

Plymouth Homes are delighted to present to the market this charming detached bungalow which is ideally positioned close to Crownhill Village with its selection of shops and amenities. The accommodation comprises entrance hall, living room, dining room, two double bedrooms, kitchen and shower room. Further benefits include double glazing and gas central heating. Externally, the property has a driveway and garage as well as a well maintained and enclosed westerly facing rear garden. Plymouth Homes would strongly recommend an internal inspection of this bungalow to appreciate its location and the accommodation on offer.

### The Accommodation Comprises...

#### GROUND FLOOR

uPVC double glazed frosted entrance door opening to:

#### ENTRANCE HALL

With radiator.

#### BEDROOM 1

**4.14m (13'7") into bay x 3.44m (11'3")**

A double bedroom with double glazed bay window to the front, radiator, picture rail.

#### BEDROOM 2

**3.46m (11'4") x 2.92m (9'7")**

A further double bedroom with double glazed window to the rear, radiator, picture rail.

#### SHOWER ROOM

**2.36m (7'9") x 1.53m (5')**

Fitted with a three piece suite comprising shower cubicle with fitted electric shower, pedestal wash hand basin with tiled splashbacks, low-level WC, double glazed window to the rear, radiator, access to loft space.

#### DINING ROOM

**3.46m (11'4") x 3.46m (11'4")**

A good sized reception room with double glazed window to the rear, cupboard, radiator, picture rail, doors into the living room and kitchen.



#### LIVING ROOM

**4.14m (13'7") into bay x 3.46m (11'4")**

A further good sized reception room with double glazed bay window to the front, radiator.

#### KITCHEN

**3.23m (10'7") x 1.73m (5'8")**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, double glazed windows to the rear and the side, radiator, door and steps into the garden.

#### OUTSIDE:

#### FRONT

The bungalow is accessed by a gravelled driveway and path which leading to the front door and garage.

#### REAR

An impressive and enclosed westerly facing garden measuring approximately **12.80m (42'01") in length x 10.05m (33'03") in width**, mainly laid to lawn and with a variety of well stocked mature shrubs and trees. Underneath the property there is a restricted height cellar area which currently houses the wall mounted boiler serving the heating system and domestic hot water, gate to the driveway and garage.

### Floor Plans...

