## 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**

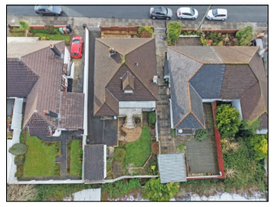
**9.00am—4.00pm**

(Central Plymouth Office Only)

**Our Property Reference: 20/D/26 5931**

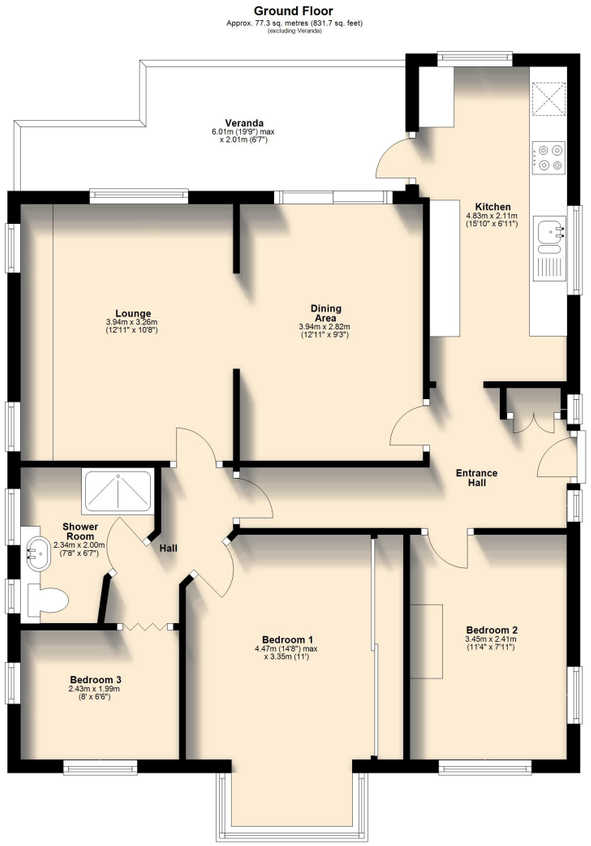






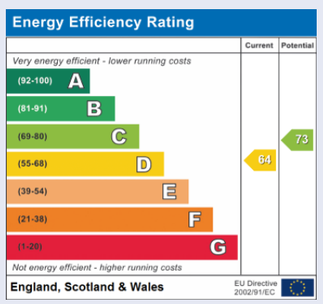







## *Further Information…*

*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










**POPULAR LOCATION**

**DETACHED BUNGALOW**

**THREE BEDROOMS**

**TWO RECEPTIONS**

**LOVELY GARDEN**

**OPEN REAR OUTLOOK**

**NO ONWARD CHAIN**

## 107 Old Woodlands Road, Crownhill, Plymouth, PL5 3SX

*We feel you may buy this property because…*

'Of the spacious accommodation, lovely rear outlook and having no onward chain.'

## £270,000

www.plymouthhomes.co.uk

**Number of Bedrooms**
Three Bedrooms

**Property Construction**
Cavity Brick Walls

**Heating System**
Gas Central Heating

**Water Meter**
Yes

**Parking**
Driveway and Garage

**Outside Space**
Rear Garden

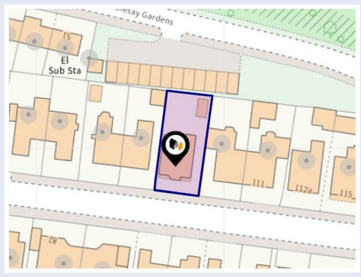
**Council Tax Band**
C

**Council Tax Cost 2026/2027**
Full Cost: £2,170.53
Single Person: £1,627.90

**Stamp Duty Liability**
First Time Buyer: Nil
Main Residence: £3,500
Home or Investment Property: £17,000

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 detached bungalow requires modernisation, is offered for sale with no chain and enjoys a lovely rear outlook towards woodland behind. Internally the accommodation offers a lounge and dining room, three bedrooms, kitchen and shower room. Further benefits include double glazing, central heating while externally there is a driveway to garage, a lovely rear garden with a partially covered, raised Veranda enjoying the rear outlook and a part boarded loft area with Dorma window. Plymouth Homes advise an early viewing to fully appreciate the size and position of this detached home.

## *The Accommodation Comprises…*

**GROUND FLOOR**

**ENTRANCE**
Entry is from the right side of the bungalow via a uPVC part glazed door opening into the entrance hall.

**ENTRANCE HALL**
With obscure double-glazed windows to the side, built in storage/meter cupboards, radiator.

**BEDROOM 2**
**3.45m (11'4") x 2.41m (7'11")**
With obscure double-glazed window to the side, double glazed window to the front, radiator, coving to ceiling.

**KITCHEN**
**4.83m (15'10") x 2.11m (6'11")**
Fitted with a matching range of base and eye level units with worktop space over, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge/freezer, dishwasher and washing machine, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed windows to the side and rear, the rear enjoying the open outlook, uPVC half glazed door opening to the Veranda.

**DINING AREA**
**3.94m (12'11") x 2.82m (9'3")**
With radiator, uPVC glazed patio door opening to the Veranda, archway into the lounge.











**LOUNGE**
**3.94m (12'11") x 3.26m (10'8")**
With obscure double-glazed windows to the side, double glazed window to the rear enjoying the outlook across the garden and woodland beyond, coal effect living flame gas fire set within a brick-built surround with entertainment areas to either side, radiator, door to the hall.

**HALL**
With access to the part boarded loft space with retracting loft ladder, lighting, double glazed dormer window to the rear and also housing the wall mounted boiler serving the heating system and domestic hot water, door into the entrance hall.

**BEDROOM 1**
**4.47m (14'8") max x 3.35m (11')**
With double glazed bay window to the front, built in wardrobe, radiator, coving to ceiling.

**BEDROOM 3**
**2.43m (8') x 1.99m (6'6")**
With obscure double-glazed windows to the front and side, radiator, coving to ceiling.

**SHOWER ROOM**
**2.34m (7'8") x 2.00m (6'7")**
Fitted with a three-piece suite comprising shower cubicle with fitted electric shower above, vanity wash hand basin with cupboard storage below, low-level WC, heated towel rail, tiled splashback, two obscure double -glazed windows to the side, radiator.

**OUTSIDE:**

**FRONT**
The bungalow is approached via double gates and a private driveway measuring **20.38m (66'10'') in length and 1.97m (6'4'')** at the narrowest point. The driveway leads to the covered side entrance, a paved front garden with raised flower border and onto the rear garden and garage.

**REAR**

**VERANDA**
Adjoining the rear of the property is a partially covered Veranda measuring **6.01m (19'9") max in width x 2.01m (6'7") max in length** enjoying the outlook across the garden and woodland beyond. From the Veranda steps descend to the garden.

**GARDEN**
Measuring **9.32m (30'7'') max in length x 8.39m (27'6'') max in width** the majority of the garden is laid to lawn with patio areas and established flower borders, all enjoying the lovely rear outlook. From the garden steps rise to the driveway and garage. While beneath the veranda, a small door opens to an under-croft area with restricted height, suitable for storage and housing an obsolete boiler.

**GARAGE**
Measuring **2.44m (8'2'') in width x 4.58m (15'4'') in length**, with windows to the side and rear, car inspection pit, power supply and lighting.





