

**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](mailto:info@plymouthhomes.co.uk)

**Website**

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

**Opening Hours**

Monday - Friday  
9.15am—5.30pm

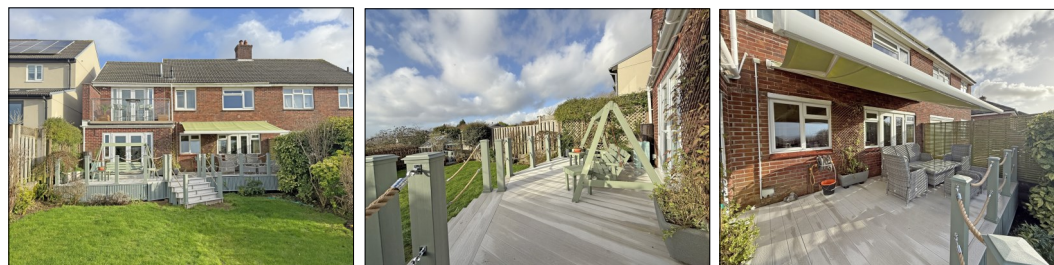
**Saturday**

9.00am—4.00pm

(Central Plymouth Office Only)

**Our Property Reference:**

12/L/25 5844

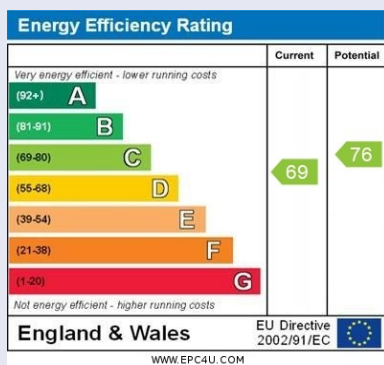


**Floor Plans...**



**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

Draft Details – Not Approved & Subject To Change



- EXTENDED HOME**
- BEAUTIFULLY PRESENTED**
- FOUR BEDROOMS**
- THREE RECEPTIONS**
- WEST FACING GARDEN**
- LOVELY REAR VIEWS**
- EN-SUITE & BATHROOM**

**41 Southwell Road, Crownhill,  
Plymouth, PL6 5BG**

*We feel you may buy this property because...*  
'Of the spacious, versatile accommodation, popular location and the lovely, west facing rear outlook.'

**£450,000**

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

## Number of Bedrooms

Four Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

Private Driveway

## Outside Space

West Facing Rear Garden

## Council Tax Band

C

## Council Tax Cost 2025/2026

Full Cost: £2,067.04

Single Person: £1,550.28

## Stamp Duty Liability

First Time Buyer: £7,500

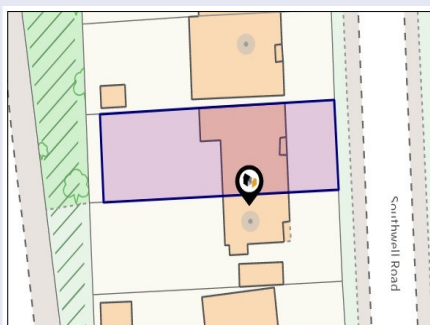
Main Residence: £12,500

Home or Investment

Property: £35,000

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 well presented and extended family home is offered for sale with no onward chain and enjoys a panoramic rear outlook and a lovely west facing garden. Internally the accommodation boasts a spacious lounge and dining room, lovely sitting room open plan to the kitchen, four bedrooms (three good doubles, one single) en-suite shower room and family bathroom. Further benefits include a balcony area off bedroom one enjoying the views, a beautiful, decked seating area, good sized integral garage incorporating a wc and utility area, double glazing, central heating and a brick paved private driveway. Plymouth Homes advise an early viewing to fully appreciate this beautiful and well-proportioned family home.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

Entry is via a covered porch with a uPVC glazed entrance door opening into the entrance hall.

#### ENTRANCE HALL

With radiator, light Oak wooden flooring, coving to ceiling, stairs rising to the first-floor landing with a concealed under-stairs storage cupboard, door into the lounge, open plan into the kitchen.

#### LOUNGE

**4.67m (15'4") x 3.51m (11'6")**

A good-sized reception space with double glazed window to the front, coal effect living flame gas fire set within a stone surround, light Oak wooden flooring, coving to ceiling, glazed folding doors opening into the dining area.

#### DINING AREA

**3.34m (10'11") x 3.33m (10'11")**

With uPVC glazed double doors with side windows opening onto the rear garden, radiator, light Oak wooden flooring, coving to ceiling.

#### KITCHEN

**3.34m (10'11") x 2.28m (7'6")**

Fitted with a matching range of base and eye level units with wooden worktops above, 1 ½ bowl sink unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, integrated dishwasher, fitted electric double oven and four ring gas hob with pull out cooker hood above, double glazed window to the rear, tiled flooring, open plan into the sitting room.

#### SITTING ROOM

**4.52m (14'10") x 3.31m (10'10")**

A lovely, additional reception space with uPVC glazed door to the side and glazed double doors and side windows to the rear, radiator, tiled flooring, wall lights, wood burner effect electric fire, internal door into the garage.

### FIRST FLOOR

#### LANDING

With coving to ceiling, access to the boarded loft space with retracting ladder, built in storage cupboard.

#### BEDROOM 1

**4.76m (15'7") x 3.47m (11'5")**

A lovely large double bedroom with uPVC glazed double doors and side windows opening to the balcony and enjoying the panoramic views, radiator, coving to ceiling, access to the loft space, saloon doors into the ensuite.



#### BALCONY

**3.71m (12'2") x 1.90m (6'3")**

With composite decking, glass balustrades with stainless steel railings and enjoying the panoramic, west facing views across Plymouth and towards Cornwall in the distance.

#### EN-SUITE

**3.31m (10'10") x 1.49m (4'11")**

Fitted with a three-piece suite comprising vanity wash hand basin with cupboard storage below and walled mounted mirror with spotlighting above, double shower enclosure with fitted electric shower above, low-level WC, tiled surround, extractor fan, obscure double-glazed window to the front, radiator, wood effect laminate flooring, recessed ceiling spotlights.

#### BEDROOM 2

**4.35m (14'3") x 3.35m (11')**

A second double bedroom with double glazed window to the front, built in double storage cupboard, radiator, coving to ceiling.

#### BEDROOM 3

**3.66m (12') x 3.35m (11')**

A third double bedroom with double glazed window to the rear enjoying the panoramic views, a fitted bedroom suite comprising built-in wardrobes with hanging rail, shelving and overhead storage cupboards and drawers, radiator, coving to ceiling.

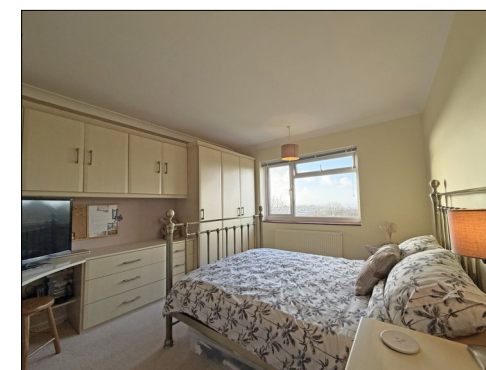
#### BEDROOM 4

**2.46m (8'1") x 2.10m (6'11")**

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

#### FAMILY BATHROOM

Fitted with a three-piece suite comprising panelled bath with fitted electric shower above and folding shower screen, vanity wash hand basin with surrounding storage, mirror and spotlighting, low level wc, concealed wall mounted boiler serving the heating system and domestic hot water, radiator/towel rail, obscure double-glazed window to the rear, wooden effect laminate flooring.



### OUTSIDE:

#### FRONT

The front is approached via a two/three car brick paved private driveway leading to the porch and the garage. There are attractive gravelled borders with individual trees and enclosed by wooden sleepers.

#### REAR

A particular feature of the property is the west facing rear garden measuring **10.06m (33') in width x 16.78m (55') in length**. Adjoining the property is a beautiful, composite decked seating area accessible from the dining and sitting rooms. The area from the dining room has an electric, retractable sunshade which could be included, subject to separate negotiation. Steps then descend to a lawned garden area with established borders, all enclosed by fencing and accessing a green house and timber potting shed.

#### INTEGRAL GARAGE/UTILITY

**5.49m (18') max x 2.46m (8'1")**

Fitted with a base unit with worktop space above, stainless steel sink unit with single drainer and mixer tap, spaces for washing machine and tumble dryer, up and over garage door to the driveway, light and power connected, folding door, door to a downstairs wc.

#### DOWNSTAIRS WC

With obscure double-glazed window to the front and fitted with a two-piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC, extractor fan, tiled splashbacks, tiled flooring.