



Falcon

01752 600444

12 The Limes

Crownhill, Plymouth, PL6 5YJ

Guide Price £190,000 - £200,000





In Brief

No Chain! Spacious 2 Double Bedroom Townhouse with Garage & Sunny South-Facing Outlook

Reception Rooms Large sunny living room

Bedrooms 2 double bedrooms

Heating Gas central heating

Area 887 sq ft

Tenure Freehold

Parking Driveway and garage

Council Tax C

Description

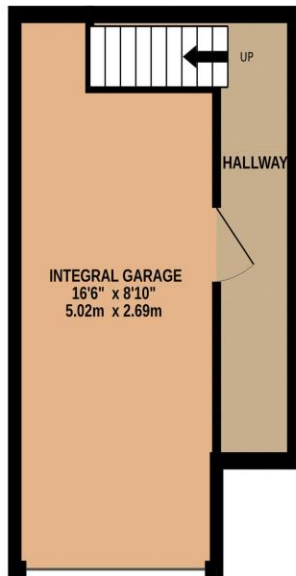
Coming to the market with no onward chain, this spacious two double bedroom townhouse is ideally located close to Crownhill Village, with excellent transport links to Plymouth City Centre and Derriford Hospital. Offering versatile accommodation over three floors, it is an ideal first-time purchase or investment opportunity. The ground floor features a welcoming entrance hall with access to the integral garage. On the first floor, the bright sitting room enjoys a Juliet balcony with a lovely open, south-facing outlook, while the modern kitchen/diner opens through double doors onto the enclosed rear garden, creating a seamless indoor-outdoor living space perfect for entertaining. The top floor offers two generous double bedrooms, both with built-in wardrobes, together with a family bathroom. Outside, the low-maintenance rear garden has been finished with composite decking, providing an ideal spot to relax, while the driveway and integral garage offer excellent parking and storage. Well-regarded schools are also nearby. Further benefits include gas central heating, PVCu double glazing, an EPC rating of C (73), Council Tax Band C, and the advantage of being ready to move into with no onward chain.

Need A Mortgage?

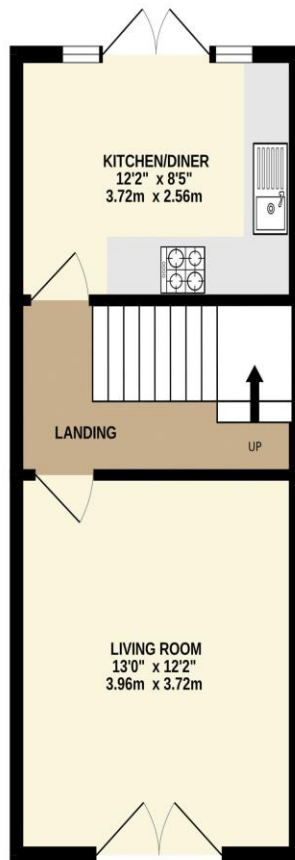
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

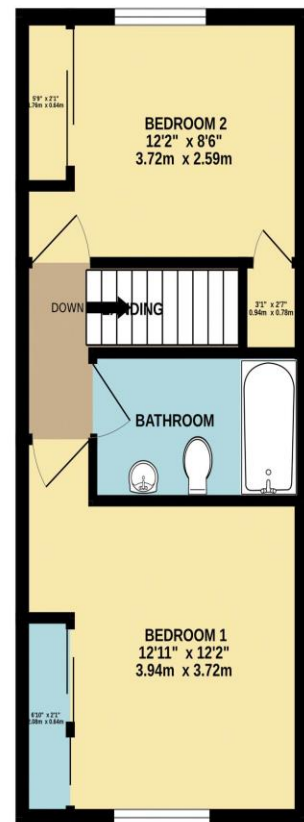
GROUND FLOOR
219 sq.ft. (20.3 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



2ND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

