



9 Mayfair Crescent, Crownhill, Plymouth, Devon, PL6 5PA

# £300,000



Situated in a highly regarded and established residential area of Crownhill, the property enjoys easy access to a wide range of local amenities found in both Crownhill and Eggbuckland. The location offers excellent transport links, providing convenient routes into the city as well as connections to major roads in all directions—making it a superb choice for commuters and families alike.

Lang Town and Country are delighted to offer this extended semi-detached bungalow—originally built in the 1950s—offers a wonderful blend of character, comfort, and modern living. Enhanced by a thoughtfully designed single-storey rear extension, the home features an impressive open-plan kitchen/dining room, ideal for everyday living and entertaining.

Although the property has been well maintained over the years, it would benefit from refreshment.

Positioned on a generously sized, level, rectangular plot, the property benefits from a long private driveway providing off-street parking for three to four vehicles in tandem, in addition to access to a garage. Set well back from the road, the home enjoys an attractive front garden and a substantial enclosed rear garden, complete with a garden shed, greenhouse, and dedicated vegetable area—perfect for gardening enthusiasts or families seeking outdoor space.

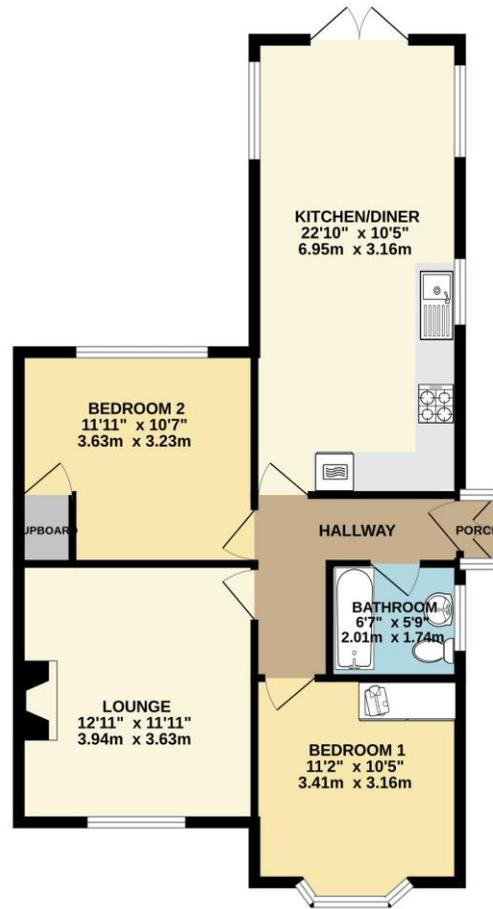
Inside, the accommodation comprises a welcoming porch and hallway leading to a front-facing lounge with a charming focal fireplace. The spacious, modern kitchen/dining room is a standout feature, fitted with contemporary units and French doors opening directly onto the rear garden. There are two well-proportioned double bedrooms and a modern bathroom.

We would recommend an early viewing to avoid disappointment.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.





TOTAL FLOOR AREA: 729 sq.ft. (67.7 sq.m.) approx.

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Lang Town & Country  
6 Mannamead road  
Mannamead  
Plymouth  
PL4 7AA

Tel: 01752 256000

Email: [property@langtownandcountry.com](mailto:property@langtownandcountry.com)

[www.langtownandcountry.com](http://www.langtownandcountry.com)

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