



Kipling Gardens, Crownhill, Plymouth



Offers over £200,000

- Fantastic first time buy
- Mid-terraced family home
- Two double bedrooms
- Renovated garage with plumbing and electric
- Enclosed rear garden
- Separate utility room
- Freehold
- EPC rating D
- Council tax band A



Situated in the sought-after area of Crownhill, this well-presented two-bedroom mid-terrace home offers an excellent opportunity for first-time buyers or growing families.

Upon entering, you are welcomed into a bright and spacious lounge, which flows seamlessly into the dining area—perfect for both everyday living and entertaining. The kitchen is fitted with a range of matching wall and base units, integrated fridge, cooker and hob with extractor over, and overlooks the dining space for added convenience. A separate utility room provides ample space for additional appliances.

Upstairs, the property comprises two well-proportioned double bedrooms and a family bathroom, featuring a bath with overhead shower, wash basin, and low-level W.C.

Externally, the home benefits from a low-maintenance, enclosed two-tier rear garden—perfect for enjoying the warmer months. The garden can be accessed via the kitchen or through patio doors from the dining area, creating a seamless indoor-outdoor flow.



The garage has been thoughtfully converted and upgraded with plumbing and electricity, creating a versatile space suitable for a home office, playroom, salon, or hobby room.

The property is connected to mains electricity, gas, water, and drainage, with heating provided via gas central heating. The boiler is located in the upstairs airing cupboard, with radiators installed throughout. Ample parking is available to the rear of the property on a first-come, first-served basis.

Ideally located, the home is within easy reach of Crownhill Village, shops, restaurants, parks, and schools, while also offering easy access to the A38 and key transport links.

Tenure: Freehold

EPC rating: D

Council tax band: A

Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Northwood nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise.

If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Anti-money laundering regulations

In line with Anti-Money Laundering regulations, all prospective purchasers will be required to provide valid identification and proof of funds at the point a sale is agreed. Please note that a fee of £50 per applicant is payable for the verification of identification.







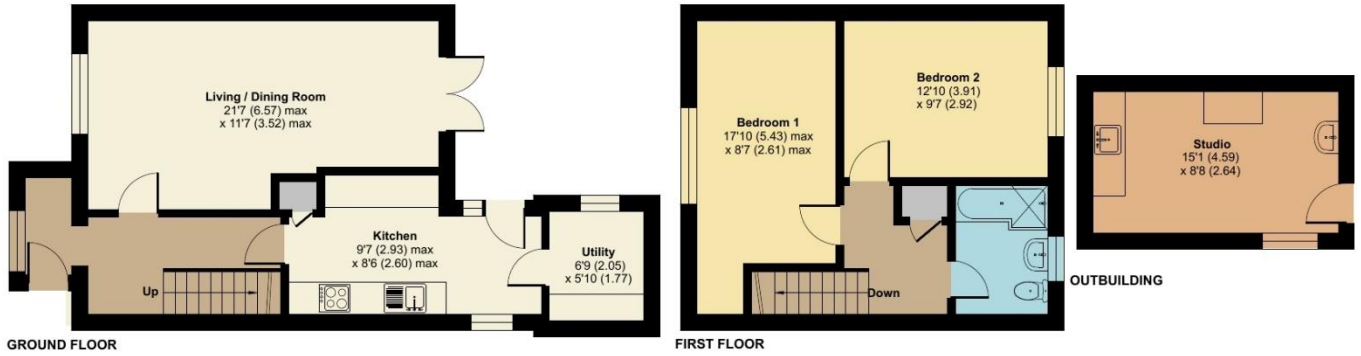
Kipling Gardens, Plymouth, PL5

Approximate Area = 878 sq ft / 81.5 sq m

Outbuilding = 130 sq ft / 12 sq m

Total = 1008 sq ft / 93.5 sq m

For identification only - Not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Northwood Plymouth Limited

01752 674 404

plymouth@northwooduk.com