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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

12/H/26 6039



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



**23 Coleridge Avenue, Crownhill,
Plymouth, PL6 5JP**

POPULAR LOCATION
LEVEL SITED PLOT
BEAUTIFULLY PRESENTED
TWO BEDROOMS
TWO RECEPTIONS
DRIVEWAY & GARAGE

We feel you may buy this property because...
'Of the ever-popular location and the spacious, well-presented accommodation on offer.'

£315,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Number of Bedrooms
Two Double Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Garage

Outside Space
South Facing 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: £750
Main Residence: £5,750
Home or Investment
Property: £21,500

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 beautifully presented, detached bungalow occupies a lovely level position and lies within proximity to Crownhill Village with its shops and amenities. Internally the accommodation boasts two large double bedrooms, a separate lounge and dining room, a modern fitted kitchen and shower room, utility area and separate wc. Further benefits include double glazing, central heating and externally there is a private driveway with two/ three car parking, a larger than average garage and southerly facing rear garden. Plymouth Homes advise an early viewing to fully appreciate the position and well-presented accommodation on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE
uPVC part glazed door opening into the entrance vestibule.

ENTRANCE VESTIBULE
1.95m (6'5") x 1.68m (5'6")
With door opening into the entrance hall.

ENTRANCE HALL
With radiator, wood effect laminate flooring.

DINING ROOM
3.07m (10'1") x 2.93m (9'7")
With double glazed windows to the side and rear, radiator, wood effect laminate flooring, door into the lounge.

LOUNGE
3.98m (13'1") x 2.64m (8'8")
With double glazed window to the side, radiator, wood effect laminate flooring.

KITCHEN
3.22m (10'7") x 3.07m (10'1")
Fitted with a matching range of modern base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, integrated fridge and freezer, space for slimline dishwasher and cooker with stainless steel cooker hood above, double glazed windows to the side and rear, wood effect laminate flooring, door opening into the utility room.



UTILITY ROOM
1.92m (6'4") x 1.28m (4'2")
With worktop space and spaces for washing machine and tumble dryer below, double glazed window to the side, tiled flooring, wall mounted boiler serving the heating system and domestic hot water, double glazed door opening to the rear garden, door into the separate wc.

WC
1.92m (6'4") x 0.91m (3')
With obscure double-glazed window to the rear and fitted with a two-piece suite comprising low level wc, wash hand basin, tiled splashbacks, electric fan heater, tiled floor.

BEDROOM 1
5.02m (16'6") x 3.48m (11'5")
Currently being used as the lounge, with double glazed window to the front, radiator, wall light.

BEDROOM 2
5.02m (16'6") x 3.36m (11')
With double glazed window to the front, built in wardrobe, radiator.

SHOWER ROOM
1.94m (6'4") x 1.78m (5'10")
Fitted with a modern three-piece suite comprising, shower enclosure with fitted shower above and shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, obscure double -glazed window to the rear, radiator, access to the loft space, extractor fan.



OUTSIDE

FRONT
The front of the property is approached via a brick paved driveway, with parking for 2/3 cars and leading to the main entrance.

REAR
The rear opens to an enclosed, southerly facing garden comprising of paved seating areas enclosed by fencing and a stone wall, with a pedestrian door giving rear access to the garage.

GARAGE
6.03m (19'9") x 3.15m (10'4")
A large than average garage, with window to the rear and up and over door, to the driveway.