

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

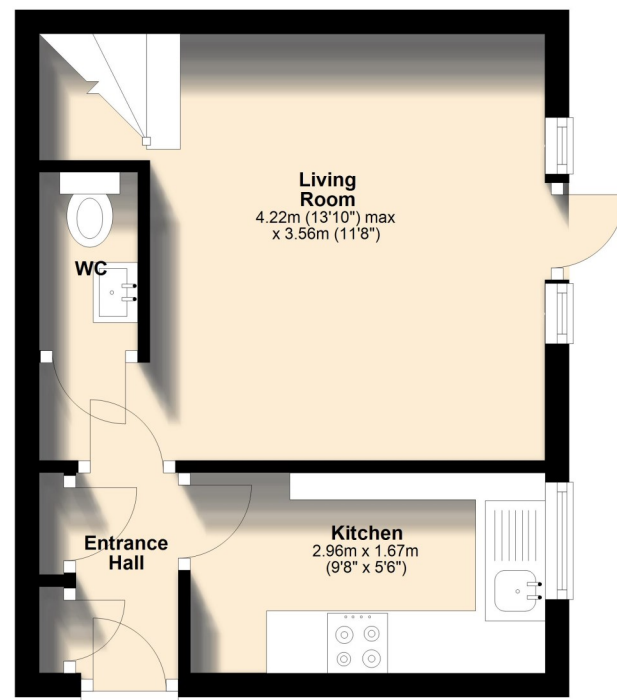
Our Property Reference:

28/A/26 5868

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
WWW.EPC4U.COM			

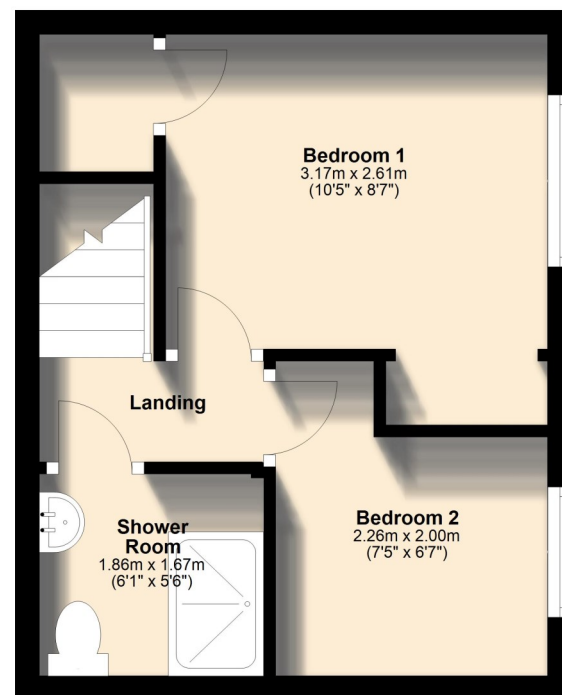
Ground Floor

Approx. 22.7 sq. metres (243.9 sq. feet)



First Floor

Approx. 22.4 sq. metres (241.6 sq. feet)



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



**63 Carroll Road, Crownhill,
Plymouth, PL5 3RZ**

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

£180,000

POPULAR LOCATION
WELL-PRESENTED
TWO BEDROOMS
LIVING ROOM
DOWNSTAIRS WC
WEST FACING GARDEN
ALLOCATED PARKING

www.plymouthhomes.co.uk

Number of Bedrooms

Two Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Electric Heating

Water Meter

Yes

Parking

Allocated Parking Space

Outside Space

Enclosed Garden

Council Tax Band

B

Council Tax Cost 2025/2026

Full Cost: £1,808.64

Single Person: £1,356.50

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £1,100

Home or Investment

Property: £10,100

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 lovely, well-maintained property would make the perfect first-time home or retirement property. Internally the accommodation offers: entrance hall, kitchen, living room, downstairs wc, two bedrooms and a bathroom suite. Further benefits include double glazing, thermostatically controlled electric heaters and externally there is an enclosed, westerly facing garden and an allocated parking space. Plymouth Homes advise an early viewing to fully appreciate this lovely home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A uPVC half glazed entrance door opens into the entrance hall.

ENTRANCE HALL

With wood effect Karndean flooring, coving to ceiling, two built in storage cupboards, doors into the kitchen and living room.

KITCHEN

2.96m (9'8") x 1.67m (5'6")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for upright fridge/freezer and washing machine, fitted electric oven and four ring electric hob with stainless steel cooker hood above, double glazed window to the side, wood effect Karndean flooring, coving to ceiling.

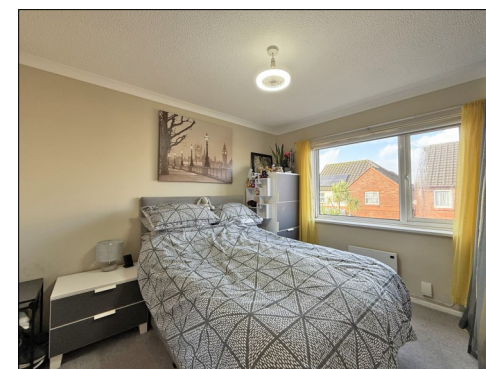
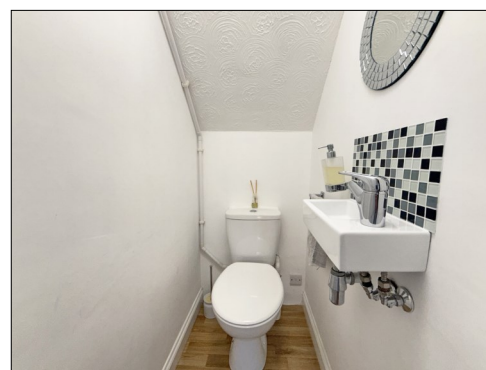
LIVING ROOM

3.56m (11'8") x 4.22m (13'10")

With glazed uPVC door and two double glazed windows opening to the rear garden, Oak flooring, wall mounted electric heater, dado rail, coving to ceiling, stairs rising to the first-floor landing, door to the downstairs WC.

DOWNSTAIRS WC

Fitted with a two-piece suite comprising wash hand basin, low-level WC, tiled splashback, oak flooring.



FIRST FLOOR

LANDING

With dado rail, coving to ceiling and access to the loft space.

BEDROOM 1

3.17m (10'5") x 2.61m (8'7")

With double glazed window to the side, electric heater, coving to ceiling, built in cupboard housing the hot water heater, open plan storage recess.

BEDROOM 2

2.26m (7'5") x 2.00m (6'7")

With double glazed window to the side, electric heater, coving to ceiling.

SHOWER ROOM

Fitted with a three-piece suite comprising shower cubicle with fitted electric shower above, vanity wash hand basin with cupboard storage below, low-level WC, wall mounted electric heater, wall mounted mirrored cabinet and separate wall mounted storage cabinet, wood effect Karndean flooring, tiled splashbacks, coving to ceiling.

OUTSIDE:

FRONT

The front of the property is approached via a garden with gravelled and artificial lawn areas and a pathway to the covered main entrance. The pathway then continues towards a gate into the rear garden.



REAR

The rear opens to a westerly facing garden measuring **6.57m (21'7") at longest x 7.39m (24'3") at widest.**

The garden comprises gravelled and paved areas with raised wooden planters, wooden pergola, water tap, external power supply, enclosed by fencing and including the garden shed.

PARKING

There is an allocated parking space located to the right of the property.

