

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

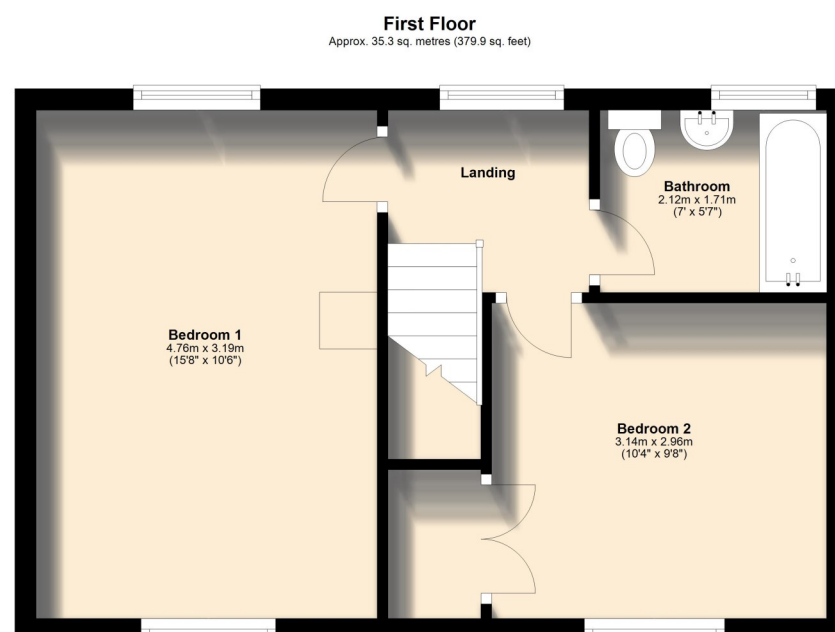
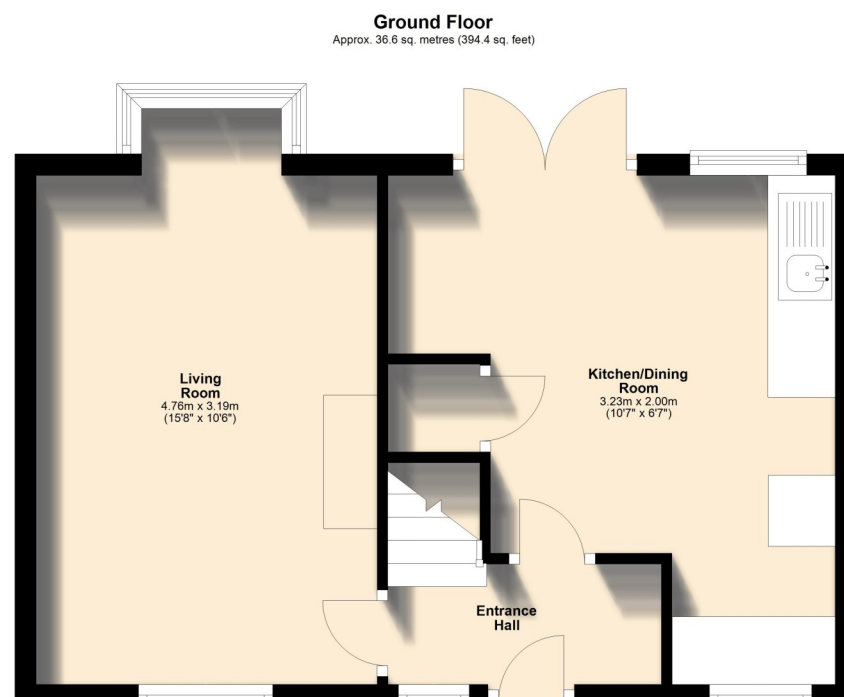
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

05/L/25 5841

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



SEMI-DETACHED
MODERNISATION REQUIRED
TWO DOUBLE BEDROOMS
SEPARATE LOUNGE
KITCHEN/DINING ROOM
DOUBLE GLAZING
NO ONWARD CHAIN

**115 Elgin Crescent, Crownhill,
Plymouth, PL5 3BX**

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

£185,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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 & Wales			
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking

Outside Space
Corner Plot Garden

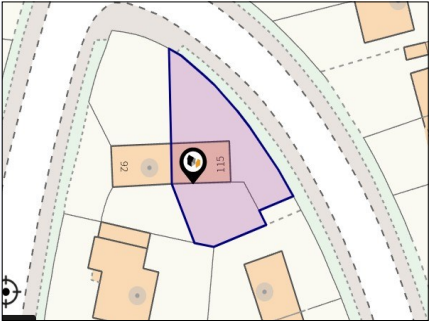
Council Tax Band
A

Council Tax Cost 2025/2026
Full Cost: £1,550.28
Single Person: £1,162.71

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,200
Home or Investment
Property: £10,450

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...

Located within Crownhill, this well-proportioned semi-detached home requires modernisation and is being sold with no onward chain. Internally the accommodation comprises spacious lounge, kitchen/ dining room, two good sized double bedrooms and a bathroom. Further benefits include double glazing, central heating and externally there are gardens to the front & rear. Plymouth Homes advise an early viewing to appreciate this good-sized property.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a uPVC part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With double glazed window to the front, stairs rising to the first-floor landing, doors to the living room and kitchen/dining room.

LIVING ROOM

4.76m (15'8") x 3.19m (10'6")

With double glazed bay window to the rear, double glazed window to the front, radiator.

KITCHEN/DINING ROOM

3.23m (10'7") x 2.00m (6'7")

Fitted with a range of base and eye level units with worktop space above, sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge/freezer, washing machine and cooker, understairs storage cupboard, double glazed windows to the front and rear, radiator, uPVC glazed double doors opening to the garden.

FIRST FLOOR

LANDING

With double glazed window to the rear, radiator.



BEDROOM 1

4.76m (15'8") x 3.19m (10'6")

A good-sized double bedroom with double glazed windows to the front and rear, radiator.

BEDROOM 2

3.14m (10'4") x 2.96m (9'8")

A second double bedroom with double glazed window to the front, radiator, built in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water.

BATHROOM

Fitted with a three-piece suite comprising panelled bath with fitted shower above, wash hand basin, WC, tiled splashbacks, obscure double-glazed window to the rear, radiator.

OUTSIDE

FRONT

The property sits on a corner plot with gardens to the front, side and rear. The front of the property is approached via a walkway from the roadside, leading to a private front garden with a range of bushes and shrubs and mostly laid to lawn and the side garden area.

REAR

The front of the property is approached via a walkway from the roadside, leading to a private front garden with a range of bushes and shrubs and mostly laid to lawn.



AGENT'S NOTE

Since purchasing the property, the current owners have removed the wall between the kitchen and dining room. They've informed us the wall wasn't load bearing and didn't require building regulation approval. The patio doors and window to the rear of the kitchen/dining room were also added without a Fensa certificate.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.

