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Opening Hours

Monday - Friday
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

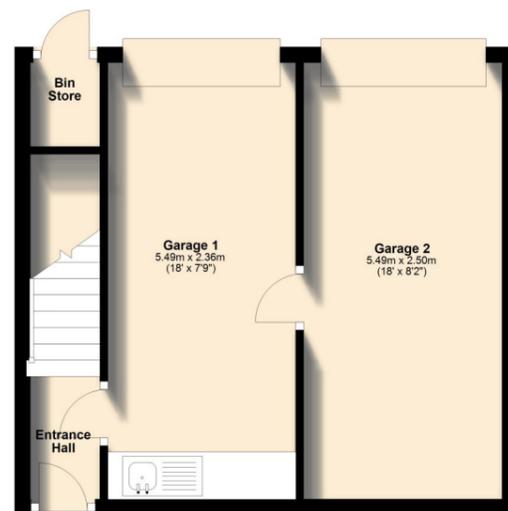
Our Property Reference:

04/C/26 5891

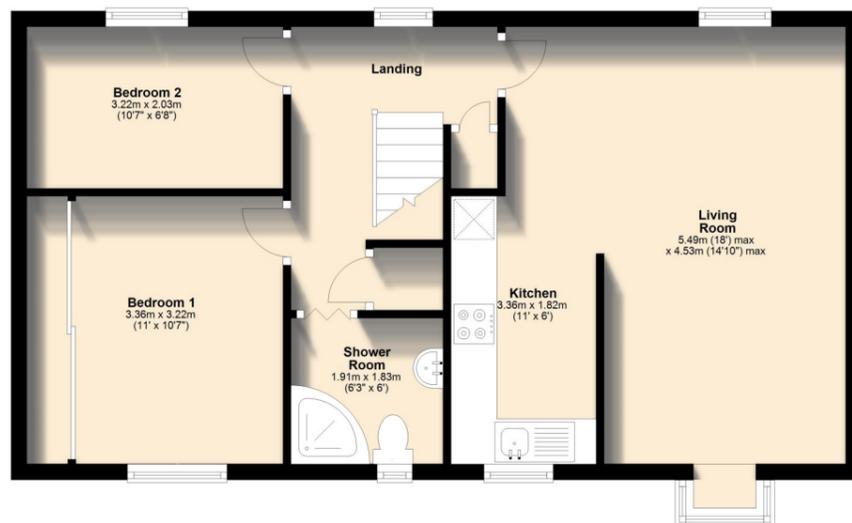


Floor Plans...

Ground Floor
Approx. 32.6 sq. metres (351.0 sq. feet)



First Floor
Approx. 56.7 sq. metres (610.8 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.

| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 57 | 63 |

Very energy efficient - lower running costs
A (92+)
B (81-91)
C (69-80)
D (55-68)
E (39-54)
F (21-38)
G (1-20)
Not energy efficient - higher running costs

England & Wales E U Directive 2002/91/EC
WWW.EPC4U.COM

PLYMOUTH
HOMES ESTATE AGENTS



Draft Details – Not Approved & Subject To Change



BEAUTIFULLY PRESENTED
SECLUDED POSITION
TWO GARAGES
TWO PARKING SPACES
FEATURE WOOD BURNER
TWO BEDROOMS
NO ONWARD CHAIN

**6 Blake Gardens, Crownhill,
Plymouth, PL5 3SA**

We feel you may buy this property because...

'Of the lovely residential position, beautifully presented accommodation and the benefit of two single garages with parking in front.'

£175,000

www.plymouthhomes.co.uk

Number of Bedrooms

Two Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Electric Heating

Water Meter

Yes

Parking

Double Driveway and Double Garage

Outside Space

Front Garden

Council Tax Band

B

Council Tax Cost 2025/2026

Full Cost: £1,808.67

Single Person: £1,356.50

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £1,000

Home or Investment

Property: £9,750

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Introducing...

Located within a secluded position of Crownhill, this beautifully presented coach house boasts two garages with parking in front and internal access to the property. The remaining accommodation offers two bedrooms, a modern shower room and a lovely open plan living area incorporating the lounge, dining and kitchen areas with a feature wood burning stove. Further benefits include triple glazed windows and electric heating. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to fully appreciate this lovely, deceptive home.

The Accommodation Comprises...**GROUND FLOOR****ENTRANCE**

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

ENTRANCE HALL

With dado rail, coving to ceiling, stairs rising to the first-floor landing, internal door into garage 1.

FIRST FLOOR**LANDING**

With double glazed window to the rear, wall mounted electric heater, dado rail, coving to ceiling, access to the loft space with retracting ladder and light, two built in storage cupboard, one housing the electric hot water heater.

LIVING ROOM

5.49m (18') max x 4.53m (14'10") max

A particular feature of this property is the lovely open plan reception space incorporating the lounge, dining and kitchen areas. The main living area has a double-glazed window to the rear, double glazed box window to the front, a feature wood burning stove, wall mounted electric heater, part wooden flooring, dado rail, coving to ceiling, and open plan to the kitchen.

**KITCHEN**

3.36m (11') x 1.82m (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, integrated fridge and freezer, space for slimline dishwasher, fitted electric and four ring electric hob with cooker hood above, double glazed window to the front, tiled flooring, coving to ceiling.

BEDROOM 1

3.36m (11') x 3.22m (10'7")

A double bedroom with double glazed window to the front, a range of built in wardrobes, wall mounted electric heater, wood effect laminate flooring, coving to ceiling.

BEDROOM 2

3.22m (10'7") x 2.03m (6'8")

A good sized second bedroom with double glazed window to the rear, coving to ceiling.

SHOWER ROOM

1.91m (6'3") x 1.83m (6')

Fitted with a three-piece suite comprising corner shower cubicle with electric rainfall shower above and separate hand shower attachment, pedestal wash hand basin, low-level WC, heated chrome towel rail, tiled surround, obscure double-glazed window to the front, tiled flooring, recessed ceiling spotlights.

**OUTSIDE****FRONT**

The front of the property is approached via a lawned area with a pathway to the main entrance.

REAR

To the rear of the property access is given to both garages and a secure bin store. There is also parking in front of both garages, allowing space for at least two vehicles.

GARAGE 1

5.49m (18') x 2.36m (7'9")

With up and over door, light, power supply, and utility area fitted with base units with worktop space above, stainless steel sink unit with single drainer, tiled splashbacks, and spaces for washing machine and tumble dryer. A door then opens into garage 2.

GARAGE 2

5.49m (18') x 2.50m (8'2")

With up and over door, light.

