

## Contact us

## Floor Plans...

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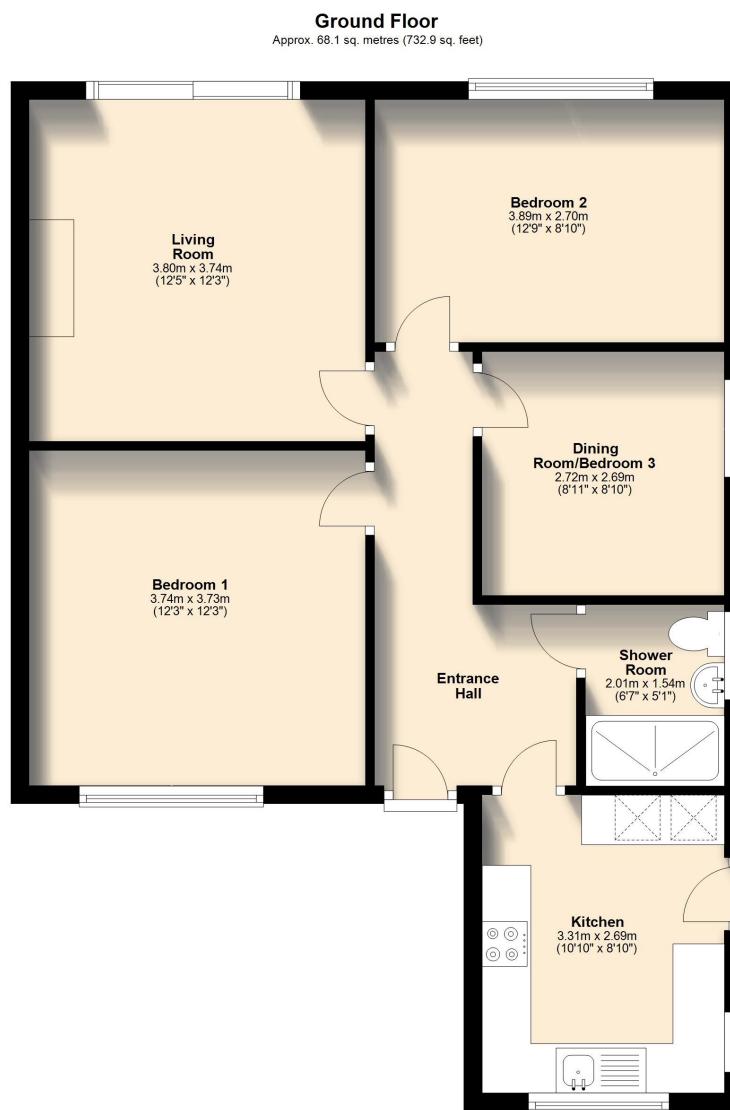
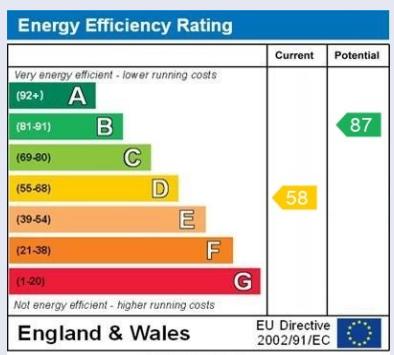
**Website**  
[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

**Opening Hours**  
Monday - Friday  
9.15am—5.30pm  
Saturday  
9.00am—4.00pm  
(Central Plymouth Office Only)

**Our Property Reference:**  
**12/A/26 5851**

## 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.



**Draft Details – Not Approved & Subject To Change**



**SEMI-DETACHED**  
**POPULAR LOCATION**  
**TWO/THREE BEDROOMS**  
**ONE/TWO RECEPTIONS**  
**MODERN KITCHEN**  
**SOUTH FACING GARDEN**  
**NO ONWARD CHAIN**

**86 Old Woodlands Road, Crownhill, Plymouth, PL6 3SX**

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

**£280,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

**Number of Bedrooms**

Two Bedrooms

**Property Construction**

Solid Brick Walls

**Heating System**

Gas Central Heating

**Water Meter**

Yes

**Parking**

Private Hardstanding

**Outside Space**

South Facing 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: £4,000

Home or Investment

Property: £18,000

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 two/three-bedroom bungalow is offered for sale with no onward chain. Internally the complete accommodation comprises entrance hall, lounge, dining room/bedroom three, a modern kitchen, two double bedrooms and a modern shower room. Further benefits include double glazing, central heating and externally there's a double width car hardstanding and a southerly facing rear garden. Plymouth Homes advise an early viewing to appreciate this lovely property.

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

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

**ENTRANCE HALL**

Radiator, access to a part boarded loft space with retracting ladder and lighting.

**LIVING ROOM****3.80m (12'5") x 3.74m (12'3")**

With log effect electric fire set within a feature surround, radiator, double glazed patio door and steps leading to the rear garden.

**DINING ROOM/BEDROOM 3****2.72m (8'11") x 2.69m (8'10")**

With double glazed window to the side, radiator, wood effect laminate flooring.

**KITCHEN****3.31m (10'10") x 2.69m (8'10")**

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, wall mounted boiler serving the heating system and domestic hot water, fitted eye level electric oven and four ring gas hob with cooker hood above, retractable bin unit, double glazed windows to the front and side, radiator, wood effect laminate flooring, uPVC half glazed door opening to the side pathway.

**BEDROOM 1****3.74m (12'3") x 3.73m (12'3")**

A good-sized double bedroom with double glazed window to the front, radiator.

**REAR**

The rear garden faces south and measures **11.10m (36'5") in length x 8.82 (28'11") in width**. The garden comprises paved and lawned areas with flower borders and enclosed by wall.

**STORAGE SHED**

A brick-built storage shed with window to the side.

**BEDROOM 2****3.89m (12'9") x 2.70m (8'10")**

A second double bedroom with double glazed window to the rear, radiator.

**SHOWER ROOM****2.01m (6'7") x 1.54m (5'1")**

Fitted with a three-piece suite comprising double shower enclosure with fitted shower above, vanity wash hand basin with cupboard storage below, low-level WC, extractor fan, tiled surround, obscure double-glazed window to the side, radiator.

**OUTSIDE:****FRONT**

The front of the bungalow is approached via a double width private hardstanding, measuring **8.02m (26'3") at longest x 9.16m (30') at widest** and leading to the main entrance. To the right side a path gives access to a cellar crawl space, the side door to the kitchen, access to the outside storage shed and secure gate to the rear garden.

