

## Contact us

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### Email Us

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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:

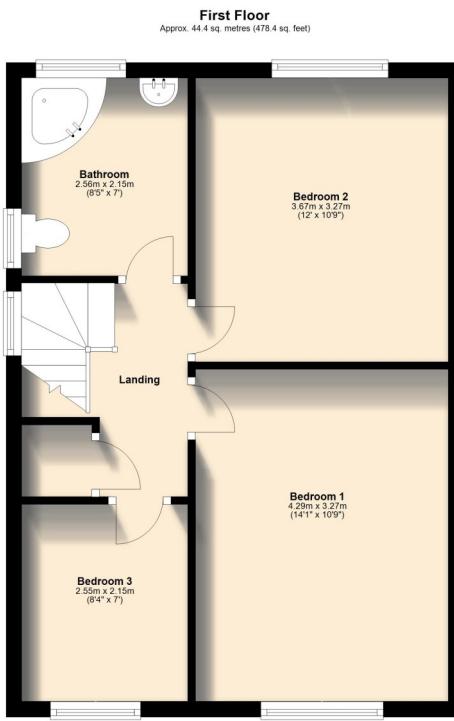
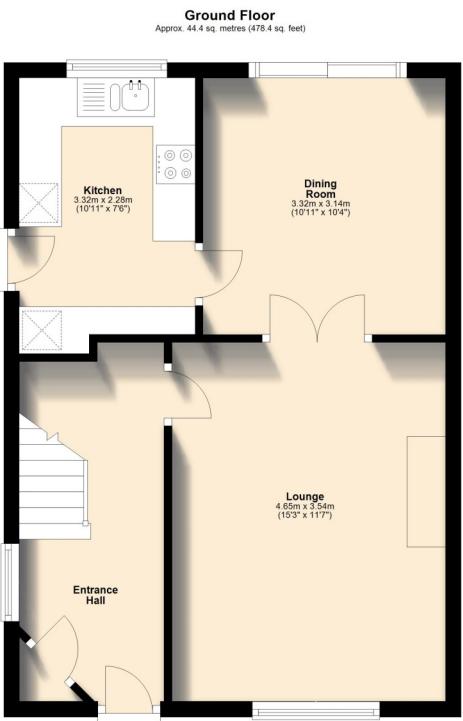
**23/A/26 5861**

### 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.



### Floor Plans...



**PLYMOUTH HOMES** ESTATE AGENTS



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



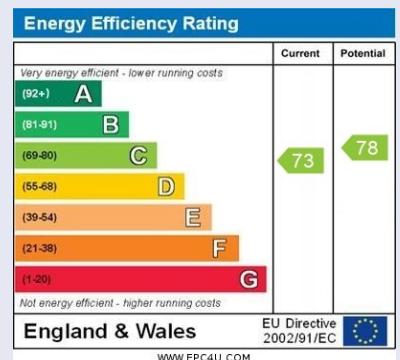
**44 Southwell Road, Crownhill,  
Plymouth, PL6 5BQ**

*We feel you may buy this property because...*

'Of the ever popular location, large south facing garden and potential on offer.'

**£350,000**

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



**Number of Bedrooms**  
Three Bedrooms

**Property Construction**  
Cavity Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
No

**Parking**  
Private Drive and Garage

**Outside Space**  
Very Large Garden

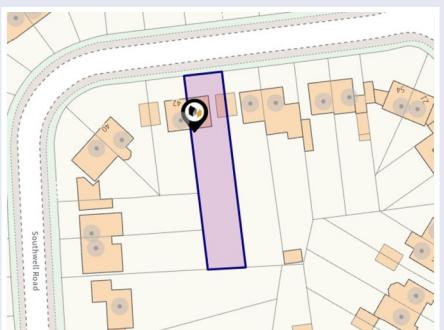
**Council Tax Band**  
C

**Council Tax Cost 2025/2026**  
Full Cost: £2,067.04  
Single Person: £1,550.28

**Stamp Duty Liability**  
First Time Buyer: £2,500  
Main Residence: £7,500  
Home or Investment  
Property: £25,000

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 semi-detached home is located within the heart of Crownhill and boasts a southerly facing rear garden approximately 38.69m (126'11") in length. Internally the property requires modernisation and comprises entrance hall, good sized lounge, dining room, kitchen, three bedrooms (two doubles, one single) and a large bathroom. Further benefits include central heating, double glazing and a private driveway to garage. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to fully appreciate the plot size and potential on offer.

#### The Accommodation Comprises...

##### GROUND FLOOR

###### ENTRANCE

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

###### ENTRANCE HALL

With obscure double-glazed window to the side, radiator, stairs rising to the first-floor landing, understairs storage cupboard, door opening into the lounge.

###### LOUNGE

**4.65m (15'3") x 3.54m (11'7")**

A good sized reception room with double glazed window to the front, wall mounted gas fire set within a stone built surround, double doors opening into the dining room.

###### DINING ROOM

**3.32m (10'11") x 3.14m (10'4")**

With radiator, double glazed patio door opening to the rear garden, door opening into the kitchen.

###### KITCHEN

**3.32m (10'11") x 2.28m (7'6")**

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl sink unit with single drainer and mixer tap, tiled splashbacks, integrated freezer, spaces for fridge and washing machine, fitted eye level electric double oven and four ring electric hob with pull out cooker hood over, double glazed window to the rear, uPVC glazed door opening to the side of the property.



FIRST FLOOR



OUTSIDE:



##### FRONT

The front of the property is approached via a private driveway measuring **6.54m (21'5")**, leading to the single garage, pathway to the covered main entrance and a raised lawned garden with established borders. Between the house and the garage, a secure gate and pathway lead onto the rear.

##### REAR

The rear garden is a particular feature of the property, being south facing and measuring **38.69m (126'11") in length x 10.25m (33'7") in width**. The majority of the garden is laid to lawn with mature borders. From the side property access is given to a greenhouse, outside WC and a useful storage cupboard.

##### GARAGE

A single garage with up and over garage door.

###### BEDROOM 1

**4.29m (14'1") x 3.27m (10'9")**

A good-sized double bedroom with double glazed window to the front, fitted bedroom suite comprising built-in wardrobes with hanging rail, shelving, overhead storage cupboards and drawers, radiator.

###### BEDROOM 2

**3.67m (12') x 3.27m (10'9")**

A second double bedroom with double glazed window to the rear overlooking the garden, fitted bedroom suite comprising built-in wardrobes with hanging rail, shelving, overhead storage cupboards and drawers, radiator.

###### BEDROOM 3

**2.55m (8'4") x 2.15m (7')**

A single bedroom with double glazed window to the front, radiator.

###### BATHROOM

**2.56m (8'5") x 2.15m (7')**

A large bathroom, fitted with a three-piece suite comprising corner shaped bath with independent electric shower above, pedestal wash hand basin, low-level WC, tiled splashbacks, obscure double-glazed windows to the side and rear, radiator.

