

## 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

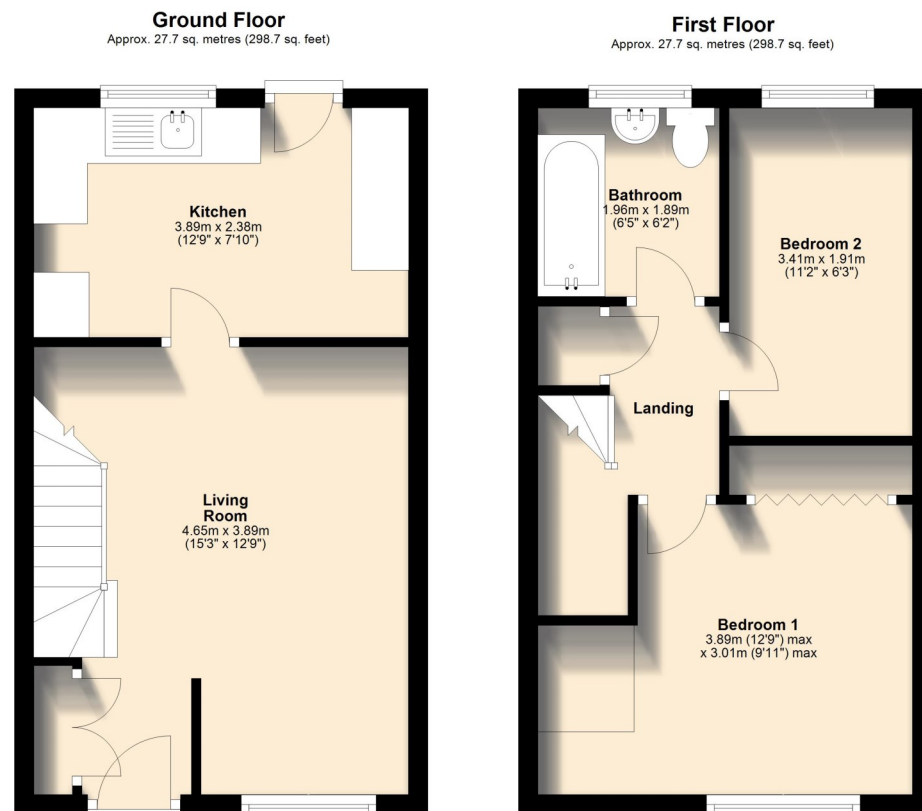
9.00am—4.00pm

(Central Plymouth Office Only)

## Our Property Reference:

**02/D/26 5921**

## Floor Plans...



PLYMOUTH  
**HOMES** ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



## 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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	89	93

EU Directive 2002/91/EC  
England, Scotland & Wales

POPULAR LOCATION  
ENERGY EFFICIENT  
TWO BEDROOMS  
LIVING ROOM  
MODERN KITCHEN  
ALLOCATED PARKING  
NO ONWARD CHAIN

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

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

'Of the ever popular residential location and the installed energy saving technology.'

**£185,000**

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

**Number of Bedrooms**

Two Bedrooms

**Property Construction**

Cavity Brick Walls

**Heating System**

Electric Central Heating

**Water Meter**

Yes

**Parking**

Allocated Parking

**Outside Space**

Enclosed Garden

**Council Tax Band**

B

**Council Tax Cost 2026/2027**

Full Cost: £1,899.22

Single Person: £1,424.42

**Stamp Duty Liability**

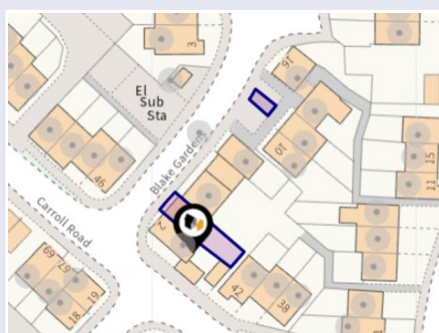
First Time Buyer: Nil

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...**

Offered for sale with no onward chain, this all electric home has energy saving technology to help lower energy bills. The property boasts privately owned solar panels, an air source heat pump and electric central heating system. Internally the accommodation offers living room, modern kitchen, two bedrooms and a modern bathroom. Further benefits include double glazing, an enclosed rear garden and an allocated parking space located nearby. Plymouth Homes advise an early viewing to appreciate this ideal first-time home or investment property.

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

Entry is via a part glazed entrance door opening into the living room.

**LIVING ROOM**

**4.65m (15'3") x 3.89m (12'9")**

With double glazed window to the front, built in storage cupboard, radiator, wooden flooring, coving to ceiling, stairs rising to the first floor landing with an understairs recess, door into the kitchen.

**KITCHEN**

**3.89m (12'9") x 2.38m (7'10")**

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, splashbacks, spaces for fridge/freezer, washing machine, tumble dryer and cooker, double glazed window to the rear, radiator, coving to ceiling, uPVC half glazed door opening to the rear garden.

**FIRST FLOOR****LANDING**

With built in airing cupboard housing the hot water cylinder, coving to ceiling, access to the loft space.

**BEDROOM 1**

**3.89m (12'9") max x 3.01m (9'11") max**

A double bedroom with double glazed window to the front, radiator, coving to ceiling, built in wardrobes.

**BEDROOM 2**

**3.41m (11'2") x 1.91m (6'3")**

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

**BATHROOM**

**1.96m (6'5") x 1.89m (6'2")**

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, shower screen, pedestal wash hand basin, low-level WC, splashbacks, extractor fan, obscure double-glazed window to the rear, radiator.

**OUTSIDE:****FRONT**

To the front is a small garden area with path to the main entrance.

**REAR**

The rear opens to an enclosed garden measuring **3.79m (12'5") x 7.98m (26'2")** comprising paved patio and artificial lawn, with a gate giving side access. Within the garden is the air source heat pump.

**PARKING**

The property benefits from an allocated parking space located nearby.

**ENERGY SAVING TECHNOLOGY**

The property is all electric and benefits from privately owned solar panels and an air source heat pump alongside an electric system for heating and hot water. Both combined help increase the energy efficiency of the house and lower energy bills, subject to suitable conditions.

