

## Contact us

**Central Plymouth Office**  
22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA

**(01752) 514500**

**North Plymouth and  
Residential Lettings Office**  
56 Morshead Road  
Crownhill  
Plymouth  
PL6 5AQ

**(01752) 772846**

**Email Us**

[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

**Website**

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

**Opening Hours**

**Monday - Friday**

**9.15am—5.30pm**

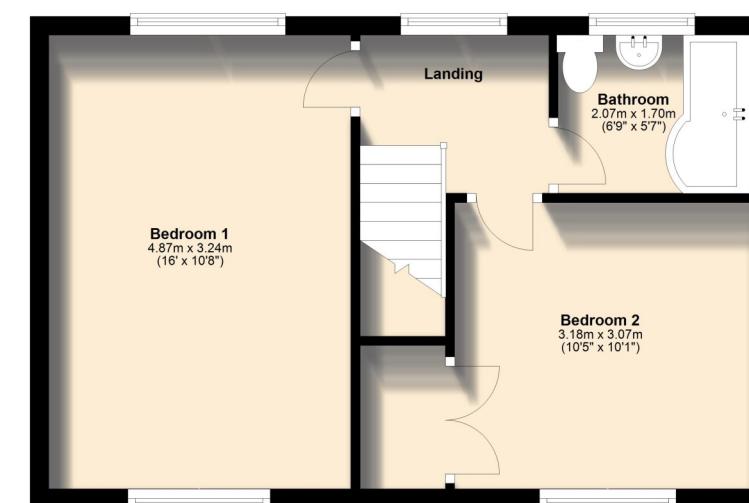
**Saturday**

**9.00am—4.00pm**

(Central Plymouth Office Only)

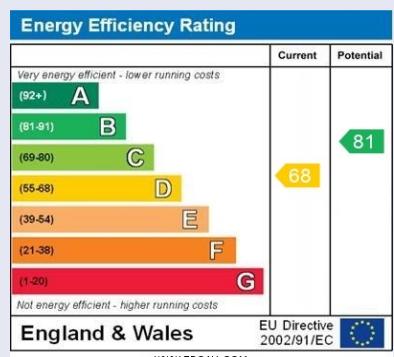
**Our Property Reference:**

**20/H/25 5774**



**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



**23 Selkirk Place, Crownhill,  
Plymouth, PL5 3BY**

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

**£210,000**

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

**Number of Bedrooms**  
Two Double Bedrooms

**Property Construction**  
Cavity Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
Car Hardstanding

**Outside Space**  
West Facing 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: £1,700  
Home or Investment  
Property: £12,200

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 the popular residential area of Crownhill, this deceptively spacious home boasts a 2/3 car hardstanding and an attractive, westerly facing rear garden. Internally the accommodation offers a good-sized living room, kitchen/dining room, two large double bedrooms and a bathroom. Further benefits include double glazing and gas central heating. Plymouth Homes advise an early viewing to fully appreciate this lovely, well-presented home.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

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

#### ENTRANCE HALL

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

#### LIVING ROOM

##### **5.48m (18') max x 3.24m (10'8")**

A good-sized reception room with double glazed box window to the rear overlooking the garden, double glazed window to the front, coal effect living flame gas fire with mantle over, radiator, wall lights, coving to ceiling.

#### KITCHEN/DINING ROOM

##### **4.87m (16') x 3.03m (9'11")**

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge/freezer and washing machine, fitted eye level electric double oven, four ring gas hob with pull out cooker hood above, double glazed window to the rear, double glazed window to the front, radiator, understairs storage cupboard, uPVC half glazed door opening to the rear garden.



### FIRST FLOOR

#### LANDING

With double glazed window to the rear, radiator, coving to ceiling, access to the loft space.

#### BEDROOM 1

##### **4.87m (16') x 3.24m (10'8")**

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

#### BEDROOM 2

##### **3.18m (10'5") x 3.07m (10'1")**

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

#### BATHROOM

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

### OUTSIDE:

#### FRONT

The front of the property is approached via a two/three car hardstanding with steps descending to the main entrance and lawned garden areas. To the left side a gate and side paved area leads onto the rear of the property.

#### REAR

The rear opens to an attractive, westerly facing and enclosed garden measuring **9.63m (31'7") in width x 11.96m (39'3") in length**. The garden comprises lawn and paved areas with fishpond, flower borders and all enclosed by wooden fencing.

