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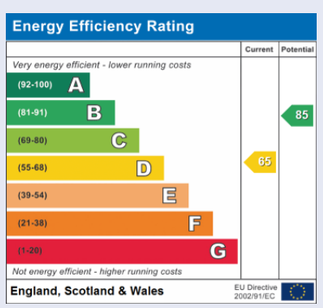
Opening Hours

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

Our Property Reference:
15/E/26 5961



Floor Plans...

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

THREE BEDROOMS
OPEN PLAN LIVING ROOM
MODERN KITCHEN
CENTRAL HEATING
OPEN FRONT OUTLOOK
ENCLOSED GARDEN
NO ONWARD CHAIN

58 Langley Crescent, Southway, Plymouth, PL6 6EW

We feel you may buy this property because…
'Of the spacious accommodation on offer.'

£185,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
TBC

Parking
On Street Parking

Outside Space
Front and Rear Gardens

Council Tax Band
A

Council Tax Cost 2026/2027
Full Cost: £1,627.90
Single Person: £1,220.93

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…

This well-proportioned, end terraced home enjoys a lovely front outlook and would make the ideal first time or family home. Internally the accommodation offers an entrance hall, downstairs wc and a spacious living room, open plan to a lovely modern fitted kitchen. On the first floor there are three good sized bedrooms and a shower room. Further benefits include central heating, majority double glazing and externally there is an enclosed garden, on street parking area and a nearby children's play park. Offered for sale with no onward chain, Plymouth Homes advise an early viewing without delay.

The Accommodation Comprises…

GROUND FLOOR

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

ENTRANCE HALL
With radiator and stairs rising to the first-floor landing.

DOWNSTAIRS WC
With obscure single glazed window to the front and fitted with a two-piece suite comprising wash hand basin and low level wc.

LIVING ROOM
5.44m (17'10") x 4.56m (15') max
A lovely sized reception space with double glazed windows to the rear, radiator, under stairs storage cupboard and open plan into the kitchen.

KITCHEN AREA
3.61m (11'10") x 2.68m (8'10")
Fitted with a matching range of modern base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, spaces for fridge/freezer and washing machine, fitted electric double oven and four ring gas hob with stainless steel cooker hood above, built-in microwave, single and

double glazed windows to the front enjoying the open outlook, built in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water.

FIRST FLOOR

LANDING

BEDROOM 1
4.56m (15') x 2.68m (8'9")
A good-sized double bedroom with double glazed windows to the rear, radiator.

BEDROOM 2
4.42m (14'6") x 2.49m (8'2")
A second double bedroom with double glazed window to the front enjoying the open outlook, radiator.

BEDROOM 3
2.00m (6'7") x 1.97m (6'6")
A good sized third bedroom with double glazed window to the front, electric heater, built in storage cupboard.

SHOWER ROOM
2.49m (8'2") x 1.85m (6'1")
Fitted with a three-piece suite comprising double shower enclosure, vanity wash hand basin with cupboard storage below, low-level WC, wall mounted mirrored cabinet, tiled splashbacks, obscure single glazed window to the side, radiator.

OUTSIDE:

FRONT
The front of the property enjoys a lovely open outlook towards woodlands and a nearby play park. A gate and steps then lead to the covered main entrance and paved/gravelled garden areas.

REAR
At the rear the property opens to a tiered garden measuring **4.86m (15'11'') in width x 10.49m (34'5'') in length,** all enclosed by wall with a gate giving rear access.