

## Contact us

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## Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

18/B/26 5880

## 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	78

England & Wales  
EU Directive 2002/91/EC  
www.epc4u.com

SEMI-DETACHED  
THREE BEDROOMS  
TWO RECEPTIONS  
SOUTH FACING GARDEN  
DOUBLE GLAZING  
CENTRAL HEATING  
NO ONWARD CHAIN

149 Crownhill Road, Crownhill,  
Plymouth, PL5 3SS

We feel you may buy this property because...  
'Of the popular location and well-proportioned accommodation.'

**£260,000**

[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

Yes

## Parking

Single Garage

## Outside Space

South facing 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: Nil

Main Residence: £3,000

Home or Investment

Property: £16,000

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 deceptive, semi-detached home lies close to nearby shops, public transport and schools. Internally the accommodation offers: porch, entrance hall, lounge, dining area, kitchen, three bedrooms and bathroom. Further benefits include double glazing, central heating and externally there is an enclosed, south facing rear garden. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to fully appreciate this perfect first time or family home.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

A uPVC glazed sliding door opens into the porch.

#### PORCH

**1.78m (5'10") x 0.71m (2'4")**

With uPVC double glazed windows and door opening into the entrance hall.

#### ENTRANCE HALL

**3.82m (12'7") x 1.78m (5'10")**

With obscure double-glazed window to the front, radiator, stairs rising to the first-floor landing with an under-stairs storage cupboard.

#### LOUNGE

**4.33m (14'2") max x 3.84m (12'7")**

With double glazed bay window to the front, wall mounted gas fire, radiator, wall lights, coving to ceiling, open plan into the dining area.

#### DINING AREA

**3.78m (12'5") x 3.20m (10'6")**

With radiator, coving to ceiling, uPVC glazed patio door opening to the garden, door into the kitchen.

#### KITCHEN

**3.78m (12'5") max x 2.41m (7'11")**

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, spaces for fridge/freezer, washing machine and cooker, double glazed window to the rear, built in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water, uPVC glazed door opening to the porch.



#### PORCH

**1.12m (3'8") x 1.00m (3'3")**

A covered porch with double glazed windows to the side and rear, open plan to the garden.

#### FIRST FLOOR

#### LANDING

**3.29m (10'10") x 2.41m (7'11") max**

With obscure double-glazed window to the side, coving to ceiling, access to the part boarded loft space with light.

#### BEDROOM 1

**4.44m (14'7") x 3.20m (10'6")**

With double glazed bay window to the front, radiator, built in storage cupboard.

#### BEDROOM 2

**3.78m (12'5") x 3.20m (10'6")**

With double glazed window to the rear, radiator.

#### BEDROOM 3

**2.54m (8'4") x 2.41m (7'11")**

With double glazed window to the front, radiator, coving to ceiling.

#### BATHROOM

**2.41m (7'11") x 1.68m (5'6")**

Fitted with three-piece suite comprising panelled bath with independent electric shower above, pedestal wash hand basin, low-level WC, tiled splashbacks, chrome radiator/towel rail, obscure double-glazed window to the rear.



#### OUTSIDE:

##### FRONT

The front is approached via a gate and pathway leading to the main entrance and a gravelled garden area. To the right side a shared driveway leads to the garage and private access to the rear garden.

##### REAR

The rear opens to a southerly facing garden measuring **9.72m (31'10") x 5.06m (16'7")**. The garden comprises seating and gravelled garden areas, with flower borders, enclosed by wall and fencing with a side gate opening to the shared driveway and the garage.

##### GARAGE

A single garage with up and over garage door.