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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

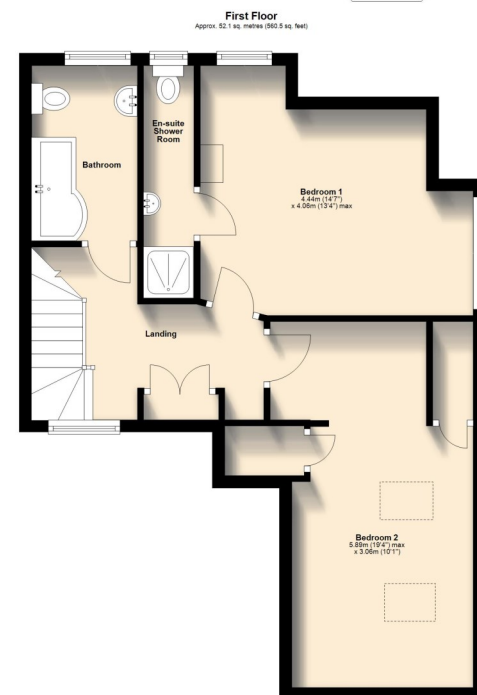
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

27/J/25 5820

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.

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		
		57	71
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

PLYMOUTH
HOMES ESTATE AGENTS



FOUR BEDROOMS
SEMI DETACHED HOUSE
GENEROUS CORNER PLOT
DETACHED GARAGE
VERSATILE
ACCOMMODATION
NO ONWARD CHAIN

6 Old Woodlands Road, Crownhill,
Plymouth, PL6 3SY

We feel you may buy this property because...

'This spacious semi detached home offers versatile accommodation and is positioned on a generous south facing plot with gardens to the front, side and rear'

Guide Price
£325,000 - £350,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three/Four Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Garage

Outside Space
Large Rear and Side Gardens

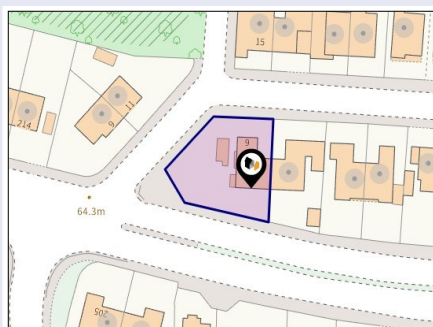
Council Tax Band
C

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

Stamp Duty Liability
First Time Buyer: £1,250
Main Residence: £6,250
Home or Investment
Property: £22,500

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 is positioned on a generous south facing plot and is offered for sale with no onward chain. The versatile accommodation comprises a large entrance hall, L shape lounge/diner, kitchen, two ground floor bedrooms, cloakroom, conservatory, two first floor bedrooms, en-suite shower room and first floor family bathroom. Externally the property has a driveway leading to a detached garage and generous gardens to the front, side and rear. With gas central heating and double glazing, Plymouth Homes highly recommend this spacious family home.

The Accommodation Comprises...

GROUND FLOOR

uPVC double glazed frosted entrance door opening to:

ENTRANCE HALL

Frosted double glazed windows to the front and side, radiator, coved ceiling, stairs to the first floor landing with an under-stairs storage cupboard.

LOUNGE/DINING ROOM

5.16m (16'11") x 5.11m (16'9") max
Double glazed bay window to the rear with a further double glazed window to the side, coal effect electric fire, radiator, coved ceiling, double glazed double doors to the conservatory.

CONSERVATORY

3.00m (9'10") x 2.23m (7'4")
With polycarbonate roof, double glazed windows over looking the rear garden, ceramic tiled floor, door to the garden.

KITCHEN

3.27m (10'9") x 3.12m (10'3") max
Fitted with a matching range of base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, plumbing for dishwasher, space for fridge, electric oven with a four ring gas hob and cooker hood above, double glazed window to the side, tiled splashbacks, shelved pantry, door to the conservatory.

BEDROOM 3

4.29m (14'1") x 3.69m (12'1") into bay
Double glazed bay window to the front, radiator, coved ceiling.



BEDROOM 4

3.60m (11'10") x 2.75m (9')
Double glazed window to the rear, radiator, coved ceiling.

CLOAKROOM

Frosted double glazed window to the front, wash hand basin, low-level WC, heated towel rail, part tiled walls.

FIRST FLOOR

LANDING

Double glazed window to the front, cupboard housing the gas combination boiler.

BEDROOM 1

4.44m (14'7") x 4.06m (13'4") max
Double glazed windows to the side and rear, radiator.

EN-SUITE SHOWER ROOM

Suite comprising tiled shower cubicle, wash hand basin, low-level WC, tiled splashback, double glazed window to the rear, radiator.

BEDROOM 2

5.89m (19'4") max x 3.06m (10'1")
Two double glazed skylight windows, radiator, access to eaves storage.

BATHROOM

Suite comprising panelled bath with shower attachment and screen, pedestal wash hand basin, low-level WC, part tiled walls, heated towel rail, double glazed window to the rear.



OUTSIDE

FRONT

Display borders stocked with established shrubs and a path leading to the front door.

GARAGE

5.1m (16'10") x 2.84m (9'4")
Single garage with a double glazed window to the side and store behind. Up and over vehicular door, personal door to the side. Driveway for one car to the front.

SIDE AND REAR

19.8m (65') x 15.8m (52')
Attractive side and rear garden, mainly laid to lawn and of a southerly aspect. The garden is enclosed by a brick wall with hedges and shrubs, established shrub borders, inset palm tree.