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**North Plymouth and
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Opening Hours

Monday - Friday

9.15am—5.30pm

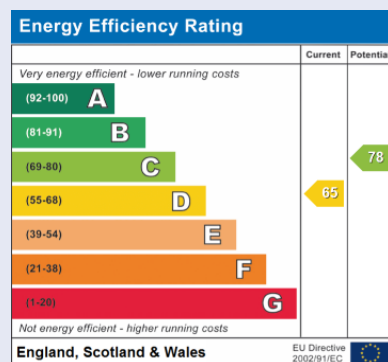
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

03/G/26 6013



Floor Plans...



**BEAUTIFULLY PRESENTED
THREE BEDROOMS
SEPARATE LOUNGE
KITCHEN/DINING ROOM
CONSERVATORY/DINING
ROOM
SOUTH FACING GARDEN
DRIVE & GARAGE**

**24 Old Woodlands Road, Crownhill,
Plymouth, PL5 3SY**

*We feel you may buy this property because
'Of the popular residential location and the beautifully presented,
spacious accommodation.'*

**Offers In Excess Of
£330,000**

www.plymouthhomes.co.uk

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.

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Private Driveway and Garage

Outside Space
South Facing Garden

Council Tax Band
C

Council Tax Cost 2026/2027
Full Cost: £2,170.53
Single Person: £1,627.90

Stamp Duty Liability
First Time Buyer: £1,500
Main Residence: £6,500
Home or Investment
Property: £23,000

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 beautiful, semi-detached home is located within a popular residential location and boasts spacious accommodation and a south facing rear garden with timber summer house. Internally the accommodation comprises entrance hall, separate lounge, kitchen/breakfast room, conservatory/dining room, utility, downstairs wc, three good sized bedrooms, and a four-piece bathroom suite. Further benefits include a double width driveway to garage, central heating and double glazing. Plymouth Homes advise an early viewing to fully appreciate the accommodation and presentation of this perfect family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With double glazed window to the front, radiator, wood flooring, recessed ceiling spotlights, stairs rising to the first-floor landing with an understairs storage cupboard, doors to the lounge and kitchen/dining room.

LOUNGE

4.69m (15'5") max x 3.31m (10'10")

A good-sized reception space with double glazed box bay window to the front, radiator, wall mounted gas fire, wood flooring, coving to ceiling, recessed ceiling spotlights.

KITCHEN/BREAKFAST ROOM

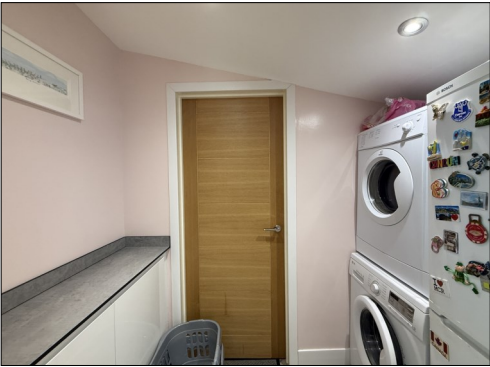
5.36m (17'7") x 2.82m (9'3")

Fitted with a matching range of modern base and eye level units with worktop space above, 1 ½ bowl sink unit with mixer tap, tiled splashbacks, under-unit lighting, a range of integrated appliances to include wine fridge, fridge, freezer, dishwasher, fitted eye level electric double oven, and four ring gas hob with wall mounted cooker hood above, double glazed window to the rear, radiator, wood effect laminate flooring, coving to ceiling, recessed ceiling spotlights, uPVC glazed double doors opening to the conservatory, door into the utility room.

CONSERVATORY/DINING ROOM

3.63m (11'11") x 3.16m (10'4")

Of uPVC construction with double glazed windows to the side and rear, radiator, power point, uPVC glazed double doors opening to the garden.



UTILITY

2.74m (9') x 2.00m (6'7")

Fitted base unit for storage, currently housing the upright fridge/freezer, washing machine and tumble dryer, wood effect laminate flooring, light and power, storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water, internal door to the garage, door to the downstairs wc.

DOWNSTAIRS WC

2.67m (8'9") x 0.81m (2'8")

With obscure double-glazed windows to the side and rear and fitted with a two-piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC, radiator, wood effect laminate flooring, recessed ceiling spotlights.

FIRST FLOOR

LANDING

With obscure double-glazed window to the side and access to the loft space with retracting loft ladder.

BEDROOM 1

4.40m (14'5") x 3.17m (10'5")

A good-sized double bedroom with double glazed box bay window to the front, radiator.

BEDROOM 2

3.59m (11'9") max x 3.24m (10'7")

A second double bedroom with double glazed window to the rear, radiator, coving to ceiling.

BEDROOM 3

2.66m (8'9") max x 2.09m (6'10")

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



BATHROOM

2.55m (8'4") max x 2.27m (7'5")

Fitted with a four-piece suite comprising panelled bath with hand shower attachment off the mixer tap, vanity wash hand basin with cupboard storage below, recessed shower cubicle with fitted shower above, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, uPVC obscure double-glazed window to the rear, tiled flooring, recessed ceiling spotlights.

OUTSIDE:

FRONT

The front is approached via a double width private driveway leading to the main entrance and the garage. There's an attractive gravelled flower border and to the side of the garage is a gate and pathway to the rear garden.

REAR

The beautifully presented and level rear garden faces south and measures **8.68m (28'5") in width x 12.83m (42'1") in length**. There are two paved seating areas with a central lawn, external power point, flower borders and a decked area with timber summer house with power supply and lighting.

GARAGE

3.18m (10'5") x 2.29m (7'6")

With double glazed window to the side and remote-controlled, electric roller garage door.

