

Price £190,000



63 CROWNHILL ROAD, CROWNHILL, PLYMOUTH, PL5 3BL

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

FULL DESCRIPTION

Lawson are delighted to market this unique attached home, just a short walk from Crownhill Village with all of its amenities, transport links and much more. The property has recently been upgraded throughout and benefits from well attended accommodation comprising, a composite front door leading into an entrance hall which is open plan to the lounge/dining room with an attractive painted balustrade with inset glass and stainless steel.

The lounge/dining room is double aspect with far reaching views and a loft access. A doorway leads into the kitchen which is fitted with a matching range of base and eye level storage cupboards with post formed and roll top worksurfaces, stainless steel sink drain unit with a mixer tap, tiled splash backs, electric cooker, hob, filter canopy, space for fridge, wall mounted Baxi combination boiler and a window to the side elevation overlooking the garden.

From the lounge/dining room, a doorway leads to bedroom one; a spacious double room, double aspect with windows to the front and rear elevations and fitted cupboards. From the main hallway, carpeted stairs descend to the lower ground floor. A small lobby area leads to the shower room with a white 3 piece suite comprising, a pedestal wash hand basin, low level WC, tiled shower cubicle with folding glass screen and a Triton electric shower unit, fitted units and double doors to a utility cupboard with plumbing for a washing machine and a space for a tumble dryer. The lower ground floor hall has a doorway to the garden and bedroom two. Bedroom two is a further double room with a window to the side elevation and fitted wardrobes.

Externally, to the front of the property there is a large brick Herringbone driveway providing parking for several vehicles, double wooden gates leads to another secure area of parking and the garage. The garage is large with an up and over door, power and light connected and has been reroofed in recent years. The rear garden is south facing, gravelled and flagged for ease of maintenance.

The property has the benefit of PVCu double glazing, gutters, fascia's, downpipes and gas central heating via the combination boiler.

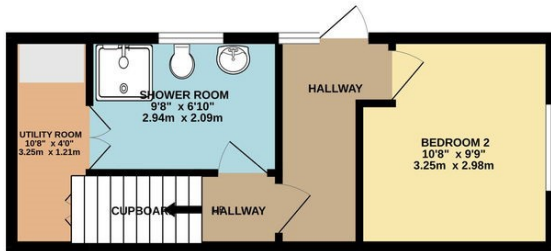
CROWNHILL

This mostly 1930's suburb grew around the junction of the A386 Tavistock Road and the A374 road (later the A38 and now the B3413) from Plympton to Saltash Passage. Following realignment of the A386 in the 1970s, the old Tavistock road has been isolated and renamed Morshead Road. There is a pub, a M & S food outlet, a post office, a few convenience stores, many takeaways and an Indian restaurant. Crownhill is the home of the divisional police headquarters and a Catholic boy's comprehensive school. Primary schools include Eggbuckland Vale, St Edwards, Widey Court. Notre Dame Catholic Girls School, is located within 1.5 miles of Crownhill. There is also a large fire station and close by a big garden centre. The district is very popular because it is very close to the A38 Parkway/Devon Expressway and is near to the local general hospital at Derriford without being so far from the city centre, four miles south, that it is isolated and inaccessible as are so many of Plymouth's satellite suburbs.

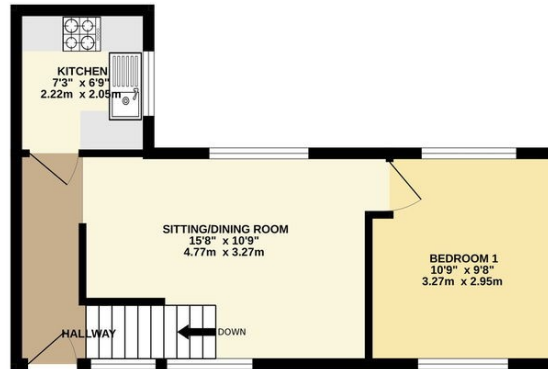


FLOOR PLAN

BASEMENT
293 sq.ft. (27.2 sq.m.) approx.



GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage is likely, broadband connection potential is FTTP, FTTC and ADSL.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2023/2024 is £1,722.68 (by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2024.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

