

Offers Over £350,000



21 HAROLDSLEIGH AVENUE, CROWNHILL. PLYMOUTH, PL5 3AW

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

FULL DESCRIPTION

Lawson are delighted to market this beautifully renovated, character semi detached cottage in the heart of Crownhill which has just undergone full renovation to include, a full rewire, brand new central heating system and a complete internal and external overhaul. The property benefits from character accommodation arranged over two floors comprising, a composite front door leading to an entrance hall with herringbone style flooring and a doorway leading through to the sitting room.

The sitting room has a bay window to the front elevation, herringbone flooring, a feature fireplace with a tiled hearth and a wooden mantel, contemporary wall and ceiling lights. From the main hallway opens into a fabulous kitchen/dining room with a high beam ceiling with inset spotlights and attractive character wall light, a range cooker with mirror glass splashback, a full range of base level units, marble effect worksurfaces, large Belfast sink with a brushed brass mixer tap, large walk in under stair storage cupboard, window to the side elevation, herringbone effect flooring and French doors leading out to the South facing courtyard garden area, double doors then open into the utility which has plumbing for a washing machine, wall mounted combination boiler and mosaic tiled flooring. The cloakroom has a low level WC, pedestal wash hand basin and an extractor fan.

From the hallway, carpeted stairs ascend to the first floor landing. Bedroom one is a fabulous room with a window to the front elevation, vaulted ceiling with exposed A frame and sealed stone feature wall, attractive wall lights and loft access. Bedroom two is a further large double and has a vaulted ceiling, window to the side elevation, wall and ceiling lights and heritage radiator. Bedroom three is a single room with a window to the side elevation and heritage radiator.

Contemporary shower room is fitted to an incredibly high standard with a matching white 3 piece suite comprising, a pebble wash hand basin with a mixer tap and storage beneath, low level WC, large shower cubicle with folding glass screen and a direct feed shower unit with drencher head, full height marble effect tiling, towel rail, tiled flooring, inset spotlights, luminated mirror and extractor fan.

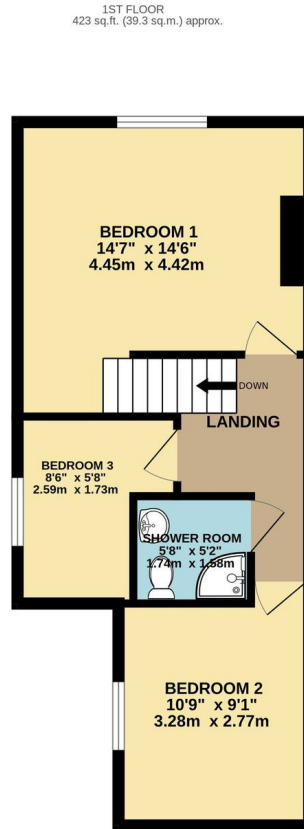
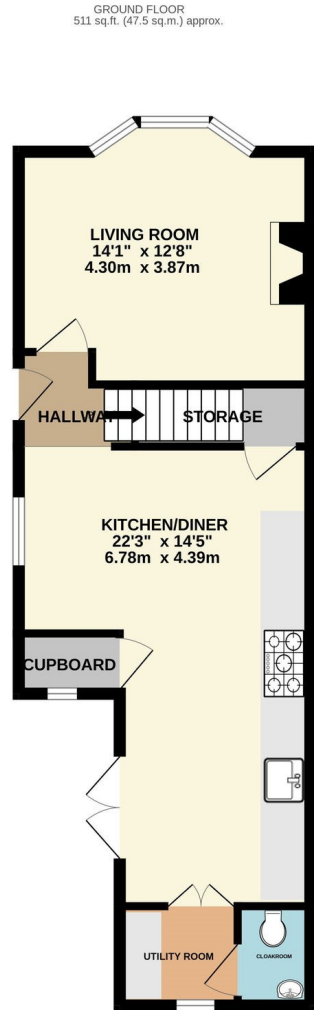
Externally, to the front of the property there is off road parking, a pathway and a gate leading to the courtyard which is fully wall enclosed and gives access to the double garage. The garage has power, light and a wooden door and huge potential for further development. Beyond the double garage, there is an attractive lawned garden which is fully wall enclosed.

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



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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.
Made with Metropix ©2024

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 and ADSL.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2023/2024 is £1,968.77 (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 2023.

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.

