

**Price £175,000**



**22 KIPLING GARDENS, CROWNHILL, PLYMOUTH, PL5 3DD**

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

## FULL DESCRIPTION

Lawson are delighted to market this mid terrace family home, just a short walk from excellent schooling and all amenities. The property does require modernisation throughout and benefits from accommodation comprising, a PVCu double glazed front door leading to an entrance hall with carpeted stairs which ascend to the first floor landing and under stair storage. A doorway opens into a sitting room with a window to the front elevation and a doorway leading into the dining room with a window to the rear elevation overlooking the west facing rear garden.

An opening then 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, plumbing for a washing machine, space for an electric cooker, a window and doorway to the rear garden, built in storage cupboard, gas meter and consumer unit.

Carpeted stairs ascend to the first floor landing with an airing cupboard housing the gas fired combination boiler. A doorway leads to bedroom one which is a spacious double with fitted wardrobes and a window to the front elevation. Bedroom two is a further double with a window to the rear and loft access.

A modern shower room which has recently been fitted with an oversized shower cubicle and a Triton electric shower unit, wash hand basin with storage beneath and a window to the rear. The cloakroom has a low level WC and a window to the rear.

Externally, to the front of the property there is a small garden with steps and a path leading to the front door. The rear garden faces west and has a large built in workshop. The garden is level with a pathway and a gate leading to the parking area. There is parking for one vehicle and a garage with an up and over door.

The property does require modernisation throughout however, is not beyond the means of competent DIY.

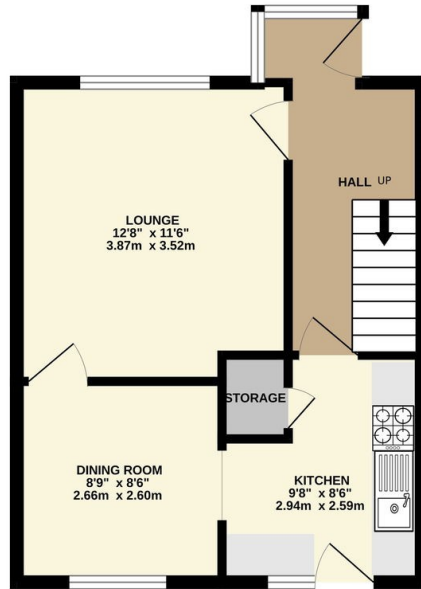
## CROWNHILL

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.

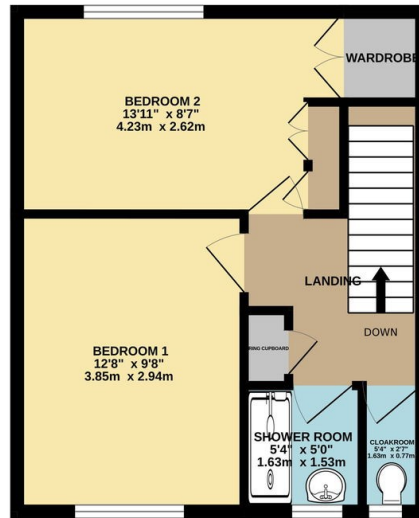


## FLOOR PLAN

GROUND FLOOR  
378 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.1 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 62024

### 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 'A' for council tax purposes and the amount payable for the year 2023/2024 is £1,476.58 (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.

AWAITING EPC

