

**Guide Price £300,000**



**1 BOWDEN PARK ROAD, CROWNHILL, PLYMOUTH, PL6 5NF**

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



## FULL DESCRIPTION

Lawson are delighted to market this much loved extended, semi-detached family bungalow just a short walk from all amenities, regular transport links and excellent schooling. The property benefits from spacious accommodation arranged over two floors comprising; a PVCu double glazed front door leading to an entrance vestibule with tiled flooring and inner door to the main hallway; a door leads into a fantastic lounge/dining room; double aspect, herringbone LVT flooring, feature fireplace with living flame gas fire, stone hearth and carved wooden surround, dado rail, moulded ceiling and glazed door to the kitchen; fitted with a matching range of base and eye level modern units, solid wooden worksurfaces, stainless steel sink drainer unit with mixer tap, tiled splashbacks, built in dishwasher, fridge/freezer, double electric oven, four burner hob, filter canopy, door to the side elevation, French doors to the conservatory; of PVCu construction leading out to the rear garden and a door to the utility; fitted with a matching range of base and eye level units with plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer, and downstairs cloakroom; with low level w.c and wash hand basin.

From the main hallway a door leads to bedroom one; a spacious double with a window to the front elevation. Bedroom three a further double with wood effect flooring, window to the front elevation and dado rail. Bedroom two a double bedroom has a vaulted ceiling with Velux window and winding stairway leading up to the loft room; a spacious room with Velux windows and eaves storage. From the main entrance hall there is a door to the wet room; with large glass screen, tiled floor and walls, pedestal wash hand basin, low level w.c, chrome towel rail, extractor fan and a window to the side.

Externally, there is a brick Herringbone driveway providing parking leading to a small garage with wooden doors, power and light. The feature of the property is its landscaped rear garden with flagged patio, level lawn, mature shrubs, fully fence enclosed, outside tap and light.

## 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: 1289 sq.ft. (119.8 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.  
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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 FTTC 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 £1968.77 (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.

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