

Guide Price £245,000



97 ELGIN CRESCENT, CROWNHILL, PLYMOUTH, PL5 3BX

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

FULL DESCRIPTION

A superb three bedroom semi detached property finished to a high specification situated in a popular residential location offering easy access to local amenities and enjoying far reaching views across the surrounding areas. The living accommodation which is beautifully presented throughout in tasteful neutral colours is arranged over two levels and comprises, an entrance hall, lounge with wood burner and a modern fitted kitchen/diner with walnut worktops and integrated appliances on the ground floor. On the first floor, the landing leads to a modern family bathroom and three good sized bedrooms.

Externally, to the front of the property there is a Herringbone driveway providing parking for approximately 2/3 cars and at the rear there is a low maintenance landscaped west facing garden with a large workshop to remain.

The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this wonderful family home.

LIVING ACCOMMODATION

Approached through PVCu front door to:

ENTRANCE HALL

Stairs to first floor, radiator door to:

LOUNGE

PVCu double glazed window overlooking the rear garden, wood burning stove standing on a slate hearth, shelving and drawers built into recesses.

KITCHEN/DINER

Comprehensively fitted with walnut worksurfaces with gloss cupboard and drawers under and matching wall units with underlighting, single drainer with one and a half bowl sink unit with mixer tap, built in electric double oven and four ring hob with extractor hood over, built in fridge freezer, dishwasher and washing machine, PVCu double glazed window to the front, PVCu double glazed door to the rear garden.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft.

BEDROOM ONE

PVCu double glazed window to rear with far reaching views, radiator.

BEDROOM TWO

PVCu double glazed window to the rear with far reaching views, built in storage and radiator.

BEDROOM THREE

PVCu double glazed window to the front, radiator.

BATHROOM

Matching suite comprising, panelled bath with mixer tap, shower attachment and rain head shower over, wash hand basin with cupboards under, low level WC, extractor fan, PVCu double glazed frosted window to the side



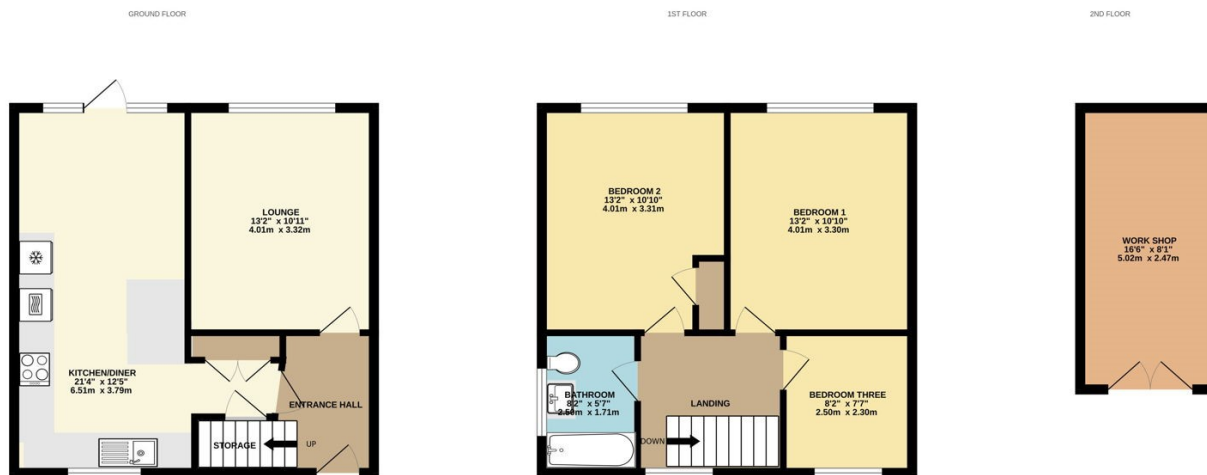
EXTERNAL

To the front of the property, there is a Herringbone driveway providing parking for approximately 2/3 cars, there is access to the side which leads to the rear, where you will find a raised timber deck with steps leading down to an artificial west facing lawn garden enclosed by fence and wall boundaries. There is also a workshop accessed via the garden.

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 Egguckland 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



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 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.

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