

H Halford & Homes

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Tavistock Road, Crownhill, Plymouth, Devon, PL6 5EJ

Impressive Bay Fronted Semi Detached Home in Sought After Area

Open Plan Kitchen / Family Room With Views Over The Garden

Utility Area

Beautifully Presented Throughout

Off Road Parking for Four Vehicles

Main Bedroom with En Suite & Downstairs Cloakroom



Halford and Homes are presenting this perfect family home in Crownhill. This impressive semi-detached three-bedroom house offers stylish and spacious living accommodation and is beautifully presented throughout. Located in a very sought-after location within the city of Plymouth, close to local shops, schools, amenities and Derriford Hospital, also within access to the A38 making an easy commute to Cornwall. The accommodation briefly comprises of a private driveway, provides access to the front door of the property and leads us to the large entrance hallway. This space gives an open feel to the property, the current occupier has created a lovely seating area which makes great use of the space, this could also provide useful storage or even be utilised as a home office area. The hallway gives us access to the lounge, situated at the front of the property, this room benefits from the bay window, a lovely room with feature fireplace and shelving. To the rear of the property is the heart of the home, the very impressive kitchen with a large island. This room is presented to a high standard and would make the perfect area for a keen chef, family meals or social occasions. The kitchen is open to a beautiful sunroom with floor to ceiling windows allowing the sunlight to pour in and providing a fantastic view over the garden and beyond. This is currently set up as a chill out area with seating and cosy furniture giving the perfect space for reading and relaxing, the space would also make a great dining area or additional lounge/family room. From here stairs lead to a utility area under the property, this is great for storage and houses a WC. Back to the hallway we can access the downstairs cloakroom which has been tastefully decorated and stairs lead to the first-floor landing. From the landing we have the three bedrooms and the family shower room. Bedroom One has an En-suite shower room and a large storage cupboard with great space for clothing and accessories. This room is located to the rear and benefits from beautiful far-reaching views. Bedroom Two which is to the front of the property has a lovely feature bay window and is a great size. Bedroom Three is currently used as a study but could easily fit a bed and storage facilities. The main shower room is very well presented. Externally the property has a driveway which can accommodate parking for up to four cars, a garage and a large, well maintained south facing rear garden. This home has been extremely well designed by the current owner and with so much to offer Halford and Homes highly recommend an internal viewing to fully appreciate the size and great style of this property.



ACCOMMODATION

Lounge 14' 7" x 11' 7" (4.44m x 3.53m)
Plus Bay

Kitchen 18' 3" x 12' 8" (5.56m x 3.86m)
AT MAX

Family Room 19' 4" x 7' 8" (5.89m x 2.34m)

Cloakroom

Storage Room / Utility Area

Bedroom One 13' 5" x 11' 8" (4.09m x 3.55m)
AT MAX

En-suite

Bedroom Two 11' 8" x 10' 6" (3.55m x 3.20m)
PLUS BAY

Bedroom Three 11' 8" x 7' 0" (3.55m x 2.13m)

Family Shower Room

Energy performance certificate (EPC)

128, Tavistock Road PLYMOUTH PL6 5EJ	Energy rating E	Valid until: 11 August 2026 Certificate number: 0334-2859-7761-8896-5725
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Property type	Semi-detached house
Total floor area	123 square metres

Rules on letting this property

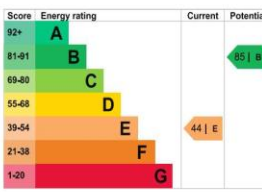
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



DISCLAIMER NOTICES The Agent has not tested any equipment, fixtures or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. The sale particulars may change in time and any interested party should inspect the property prior to exchange of contracts. These details/floorplans are prepared as a general guide only and should not be relied upon as a basis to enter in a legal contract, or to commit expenditure.

