

**FOR SALE**

Guide Price £350,000 - £360,000



**Alan Cummings**  
estate agents & valuers

**'Cobwebs', 19 Whitby Road, Crownhill , Plymouth, PL6 5LE**





- **Spacious individually designed detached home**
- **uPVC double glazing and gas central heating**
- **126ft long plot with ample parking and mature gardens**
- **Spacious reception hallway**
- **Light and airy lounge with impressive focal feature open fireplace, separate dining room**
- **Spacious kitchen/breakfast room**
- **Three double bedrooms, modern shower room/wc,**
- **Long wide front garden, southerly facing private rear garden**
- **126ft long level plot, detached garage and additional parking area**
- **Potential space to extend, vacant, no onward chain**

## THE PROPERTY

An impressive detached home, having a striking and pleasing appearance, believed to have been a one off design, built to an individual specification in the 1950's. In the same family ownership for some 45 years, looked after and maintained over the years, but now it would benefit from a programme of modernisation and refurbishment to bring it up to a modern uniform standard.

The property standing on a relatively large long level plot some 126ft x 35ft wide. With good parking facilities, and mature gardens which are southerly facing and enclosed to the rear.

The well proportioned accommodation with spacious reception hall, good sized lounge, focal feature open fireplace and patio doors to the rear garden, a separate dining room, and a generous sized kitchen/breakfast room. At first floor level three double bedrooms, a modern fitted shower room/wc, and adjoining this a large walk-in cupboard, this space could potentially be remodelled perhaps to create a ensuite facility.

## LOCATION

Set in this prime popular established residential area of Crownhill, lying within level waking distance of all the facilities found in Crownhill village, with popular local schools, and a range of other services nearby. The position is also convenient for access into the city and closeby connections to major routes in other directions.

Pvc part double glazed door into:

## GROUND FLOOR

**RECEPTION HALL** 19' 8" x 14' 8" (5.99m x 4.47m) max 'L-shaped' Stairs to first floor, understairs cupboard with light point, fuse box and electric meter.

**LOUNGE** 14' 8" x 12' 5" (4.47m x 3.78m) Five windows on two sides and double glazed patio doors overlook and open to the southerly facing rear garden. Focal feature fireplace with timber surround, cast iron fireback, tiled slips and tiled hearth.

**DINING ROOM** 13' 1" x 10' 7" (3.99m x 3.23m) max. Window to the rear. Chimney breast with storage to either side and serving hatch to the kitchen.

**KITCHEN/BREAKFAST ROOM** 17' 10" x 13' 10" (5.44m x 4.22m) max. Five windows on two sides and part double glazed back door. Feature beamed ceiling, range of fitted cupboard and drawer storage, Schott Ceran four ring hob, extractor hood over and Hotpoint oven under, Ideal Logic Combi24 gas boiler services central heating and domestic hot water.

**OUTSIDE WC** 5' 0" x 2' 9" (1.52m x 0.84m)

## FIRST FLOOR

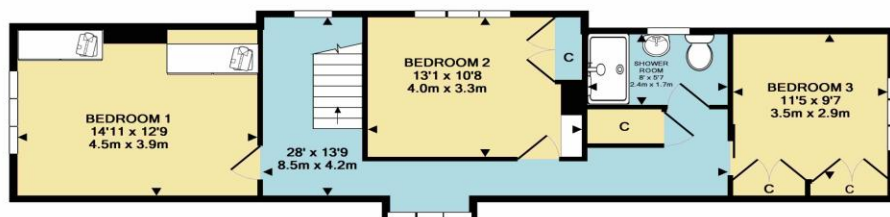
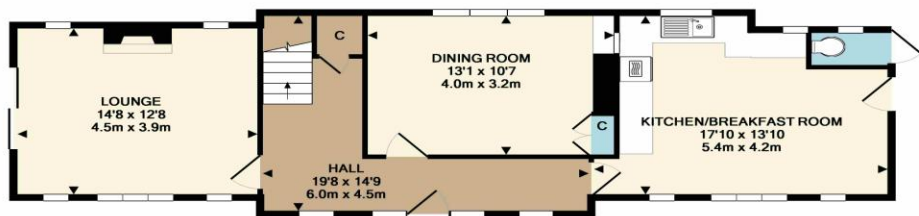
**LANDING** 28' 0" max long x 13' 9" max wide (8.53m x 4.19m) including the staircase.

**BEDROOM ONE** 14' 11" x 12' 9" (4.55m x 3.89m) max wall to wall. Vented chimney breast with built-in cupboards to either side.

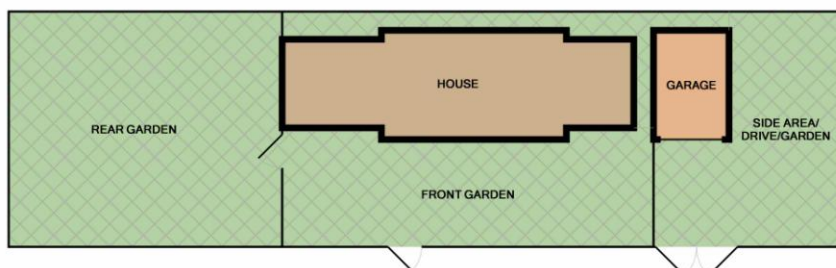
**BEDROOM TWO** 13' 1" x 11' 8" (3.99m x 3.56m) Built-in wardrobe/cupboard and fitted shelves.

**BEDROOM THREE** 11' 5" x 9' 7" (3.48m x 2.92m) Two built-in cupboards.

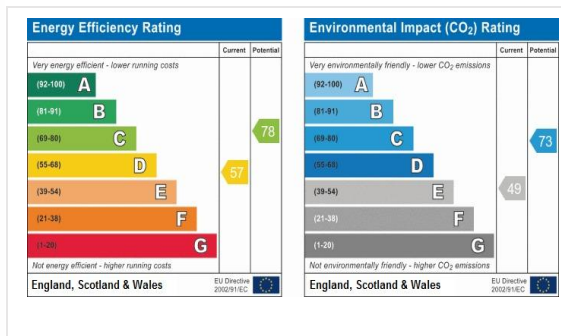




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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**SHOWER ROOM** 8' 0" x 5' 7" (2.44m x 1.7m)  
Window to the rear. Modern fittings and designed as a wet room, white modern suite with close coupled wc, wall hung wash hand basin, walk-in tiled shower with thermostatic control.

**CUPBOARD** 4' 9" x 3' 6" (1.45m x 1.07m) next to the shower room.

## EXTERNALLY

**GARAGE** 15' 8" x 9' 5" (4.78m x 2.87m) approx internal measurements. Detached of concrete block work construction under a double pitched tiled roof.

A 12ft wide entrance with double gates opens into a tarmac laid drive/hardstand with space for two carefully parked vehicles. Low maintenance area with stone chippings. A wide and long mature front garden with lawn and borders stocked with a profusion of plants. Pedestrian gate opens to the enclosed southerly facing rear garden, mainly laid to lawn with fence and wall boundaries.

**TENURE:** Freehold  
**COUNCIL TAX BAND:** D

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