



Falcon

01752 600444

66 Carroll Road

Crownhill, Plymouth, PL5 3RZ

Guide Price £180,000- £190000





In Brief

Carroll Road End terraced Two bedroom Modern home off rad parking and bright sunny garden

Reception Rooms Open plan living room & Kitchen area

Bedrooms 2 double bedrooms

Heating Electric heating

Area 608SQFT

Tenure Freehold

Parking Allocated parking Spaces one behind gated fence

Council Tax B

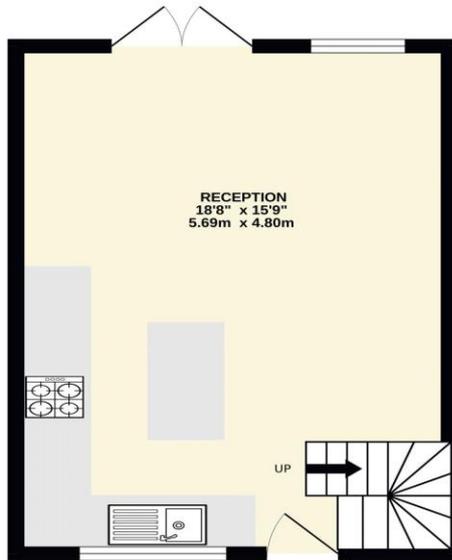
Description

Situated in a sought-after cul-de-sac location in Crownhill, this beautifully presented two-bedroom end-terrace home offers the perfect opportunity for first-time buyers or investors alike. Ideally positioned close to local amenities, convenient bus routes and with excellent access to the A38, Crownhill, Derriford and surrounding areas, the property combines peaceful residential living with superb connectivity. On entering the property, you are welcomed into a stylish open-plan living space incorporating a modern kitchen and lounge area. The kitchen is thoughtfully designed with a desirable central island — perfect for socialising and everyday living. While the lounge area enjoys patio doors that open directly onto a private rear garden, creating a wonderful indoor-outdoor flow. To the first floor, the property offers two well-proportioned double bedrooms along with a contemporary shower room finished to a modern standard. Externally, the home further benefits from two off-road parking spaces, one of which is located behind a gated fence. This versatile space provides additional privacy and could equally be utilised as extended garden space if parking is not required. The property also has the benefit of owned solar panels that will reduce bills making the property economic. Offered to the market in beautiful condition throughout, this is a fantastic starter home or investment opportunity.

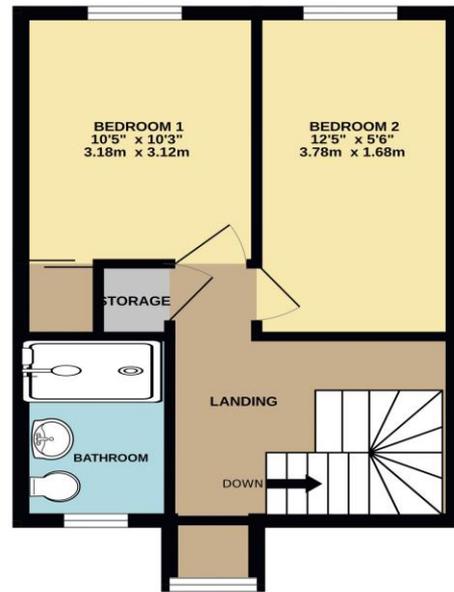
Need A Mortgage?

Floor Plans

GROUND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA - 642 sq.ft. (59.7 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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