Julian Marks
ESTATE AGENTS
PEOPLE, PASSION AND SERVICE



30 Charlton Road

Crownhill, Plymouth, PL6 5EG

Offers Over £400,000

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CHARLTON ROAD, CROWNHILL, PLYMOUTH, PL6 5EG

ACCOMMODATION

Entrance via a composite front door with obscured leaded light panel opens into the vestibule.

VESTIBULE

10'10" x 4'7" (3.32m x 1.42m)

Decorative tiled floor. uPVC double-glazed window to the rear. Oak door leading into the shower room. Oak door with glazed panel opens into the L-shaped entrance hall. Ceiling spotlights. Access hatch to roof void.

SHOWER ROOM

8'11" x 2'11" (2.73m x 0.89m)

Matching suite of close coupled wc with hidden cistern, pedestal wash hand basin inset into vanity storage cupboards below. A fitted shower cubical with dual shower-heads both rainfall & handheld. Chrome heated towel rail.

Worcester boiler concealed in a wall unit. Tiled floor. Obscured uPVC double-glazed window to the side.

ENTRANCE HALL

12'6" narrowing to 2'11" x 14'6" narrowing to 3'2" (3.83m narrowing to 0.9m x 4.43m narrowing to 0.98m)

L-shaped hallway. Doors leading to bedrooms 1 to 5. Further door into the bathroom. Staircase rising to the first floor landing & lower ground floor.

BEDROOM ONE

11'4" x 7'9" plus the bay (3.45m x 2.36m plus the bay)

Dado rail. uPVC double-glazed bay window to the front.

BEDROOM TWO

13'9" x 10'10" (4.21m x 3.32m)

Engineered oak flooring. uPVC double-glazed bay window to the front.

BEDROOM THREE

8'5" x 7'4" (2.58m x 2.25m)

uPVC double-glazed window to the side.

BEDROOM FOUR

14'0" x 11'0" (4.28m x 3.36m)

uPVC double-glazed bay window to the rear with views over the garden.

BEDROOM FIVE

11'10" x 9'6" plus door access (3.62 x 2.91m plus door access)

uPVC double-glazed bay window to the rear overlooking the rear garden.

BATHROOM

8'5" x 5'4" (2.58m x 1.64m)

Matching suite of panelled bath with mixer shower attachment, close coupled wc & pedestal wash hand basin. Chrome heated towel rail. Part-tiled walls. Tiled floor. Ceiling spotlights. Obscured uPVC double-glazed window to the side.

FIRST FLOOR LANDING

Door into storage cupboard. Door opening into bedroom 6.

BEDROOM SIX

13'1" x 8'4" plus door access & recess storage are (3.99m x 2.55m plus door access & recess storage ar)

Double-glazed velux window to the roof & rear. uPVC double-glazed window to the side. Twin venetian doors opening to a wardrobe with hanging rail. Door opening into dressing room.

DRESSING ROOM

7'10" x 5'2" (2.41m x 1.59m)

Double-glazed velux window to front roof space. Exposed wooden floorboards.

LOWER GROUND FLOOR

Staircase leads down to the lounge.

LOUNGE

18'2" x 12'0" (5.55m x 3.66m)

Media recess in wall. uPVC double-glazed French doors open to the rear garden. Wooden oak door with glazed panels opens into the kitchen/diner.

KITCHEN/DINER

18'2" x 9'8" (5.54m x 2.96m)

Engineered oak floor. Matching base & wall mounted units to include a Rangemaster cooker & integrated dishwasher. Space for an upright fridge/freezer. Roll edge laminate work surface has inset 1.5 bowl stainless steel sink unit with mixer tap & stainless steel extractor hood. Dual aspect uPVC double-glazed window to the side & rear. uPVC

double-glazed door opens out to the rear garden. Square arch opens into the utility,

UTILITY
7'4" x 4'1" (2.24m x 1.27m)
Spaces for a washing machine & tumble-dryer. Breakfast bar area with matching wall mounted units above. Doors leading to the cloakroom & 2 further storage areas underneath the house. Ceiling spotlights.

CLOAKROOM
4'2" x 2'3" (1.28m x 0.7m)
Matching suite of close coupled wc with Saniflow & wash hand basin inset into white high gloss vanity storage cupboards below. Ceiling spotlight. Extractor fan.

GARAGE
19'4" x 16'0" (5.91m x 4.88m)
Electric roller door to the front. Plumbing for washing machine. Light & power available. Wooden courtesy door with leaded light panel opens into the inner hallway.

ANNEXE ENTRANCE HALL
15'3" x 2'8" (4.67m x 0.83m)
uPVC double-glazed door to the side. uPVC double-glazed window to the side. Wall mounted electric radiator. Staircase leading up to the bedroom.

MAIN ROOM
14'2" x 11'2" plus recess (4.32m x 3.41m plus recess)
Two velux windows to the side roof. Wood effect LVT flooring. Ceiling spotlights. Wooden door opening to storage in the eaves. Recess.

Matching base units with roll edge laminate work surface over. Inset sink unit. Wooden door opens into shower room.

SHOWER ROOM
5'2" x 4'5" (1.59m x 1.35m)
Matching suite of fitted shower cubical with electric Mira shower, close coupled wc & wash hand basin inset into white high gloss vanity storage cupboards below. Wood effect LVT flooring. Chrome heated towel rail. Ceiling spotlights. Extractor fan. Wooden doors open to a storage unit.

OUTSIDE
The property is approached via a brick-paved driveway allowing off-road parking for up to 7 vehicles to the fore of the house & double garage. Front garden is laid for ease of maintenance with slate chipped area with inset shrubs. A uPVC door gives access to the other house cellar area. Wooden gate opens to a side path running alongside the garage to where there is a covered drying area to the rear of the garage. Further wooden gate opens to the main rear garden. To the rear is an enclosed south-facing garden with paved patio, area of lawn for children to play in & Pergola standing towards the rear boundary.

COUNCIL TAX
Plymouth City Council
Council Tax Band: D

SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.









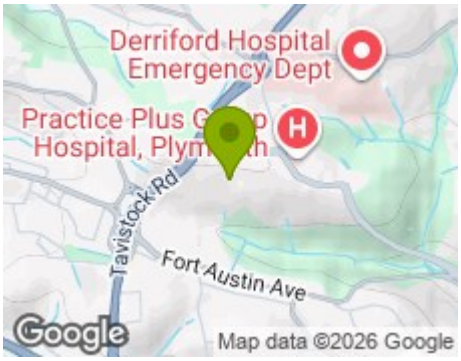
Road Map



Hybrid Map



Terrain Map



Floor Plan

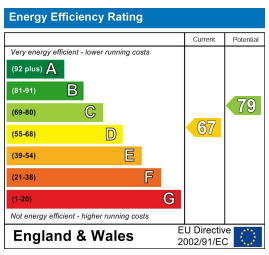


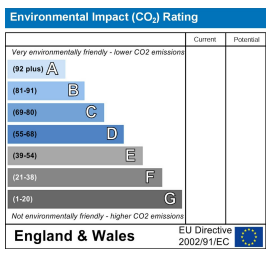
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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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10 - 12 Eggbuckland Road, Plymouth, Devon, PL3 5HE
Tel: 01752 664125 | Email: plymouth@julianmarks.co.uk | www.julianmarks.co.uk