

Guide Price £150,000

LAWSON
Estate Agency...Only Better



36 SHALDON CRESCENT, WEST PARK, PLYMOUTH PL5 3QY

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

Lawson are delighted to market this well appointed semi detached family home in West Park, just a short walk from all shops and amenities. The property benefits from accommodation arranged over two floors comprising, an entrance porch with a PVCu double glazed front door and windows, inner door leading to the main hallway. The main hallway has carpeted stairs which lead to the first floor landing, a working stair lift (can be removed if not required), under stair storage and a doorway to the sitting room.

The sitting room has a large window to the front elevation, feature stone fire place with a wooden mantel, a stone hearth and electric fire, sliding door opening through into the dining room. The dining room has French doors leading out to the south facing rear garden then a further sliding door leads through into the kitchen.

The kitchen is fitted with a matching range of base and eye level storage cupboards with post formed and roll top worksurfaces, stainless steel sink drainer unit with a mixer tap, space for a gas cooker, space for fridge and freezer, window looking over the rear garden, doorway leading to a rear lobby, which has plumbing for a washing machine and leads into the cloakroom. The cloakroom has a low level WC and a pedestal wash hand basin, sliding door leading to the rear garden.

From the main hallway, the carpeted stairs ascend to the first floor landing with a window to the side elevation and loft access. The bathroom is fitted with a matching coloured suite with a low level WC, wash hand basin, panelled enclosed bath with a direct feed Mira shower unit over and a window to the rear elevation.

Bedroom one is a spacious double with a window to the front elevation and two built in storage cupboards. Bedroom two is a further double with a window to the rear and a built in storage cupboard. Bedroom three is a single and has a window to the front.

Externally, the front garden is gravelled for ease of maintenance with a range of mature shrubs. There is a pathway and gate leading to the side with an enclosed workshop with a wall mounted combination boiler leading to the rear garden. The rear garden is fully fenced enclosed with a green house, flagged patio and flower, shrub beds and borders.

Agents note – The property is non-traditional construction and this should be discussed with your mortgage lender prior to arranging a valuation.

OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2024/2025 is £1,476.58 (by internet enquiry with Plymouth City Council). These details are subject to change.

PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.



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.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

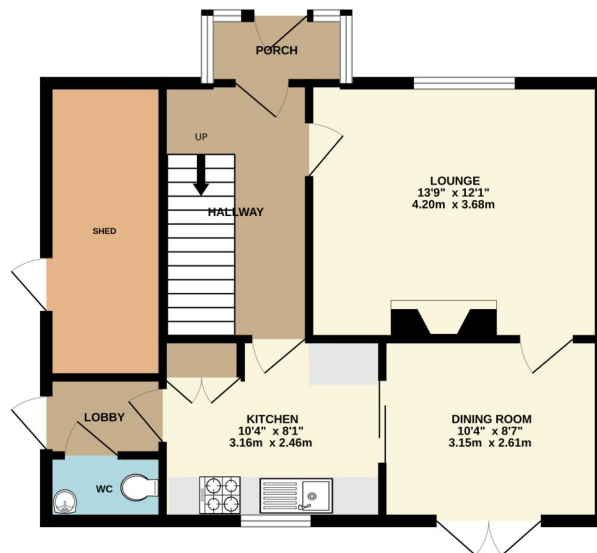
We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2023/2024 is £1476.58 (by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

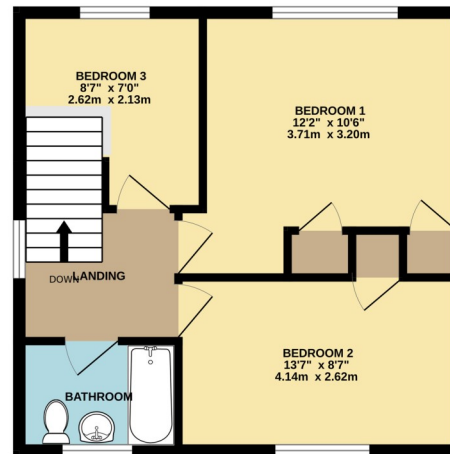
These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

Lawson themselves on behalf of the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

