

Price £285,000

LAWSON
Estate Agency...Only Better



72 FURNEAUX ROAD, MILEHOUSE, PLYMOUTH, PL2 3EU

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

Lawson are delighted to market this beautifully appointed semi-detached 1930's family home just a short walk from Central Park, the Life Centre, regular transport links and excellent schooling. The property has well proportioned accommodation arranged over two floors comprising; PVCu double glazed front door leading to an entrance vestibule with wood effect flooring and large under stairs storage cupboard, carpeted stairs to the first floor landing, a window to the side elevation and a door to the sitting room; with a large bay window to the front elevation, wood effect flooring and door to the kitchen/dining room; with a matching range of base and eye level storage cupboards with oak worksurfaces, integral dishwasher, space for a Range cooker, large filter canopy, attractive tiled splashbacks, Belfast sink with mixer tap, wood effect flooring, windows to the rear elevation, electric pebble effect fire, door to a rear porch with steps leading down to the rear garden.

From the main hallway carpeted stairs lead to the first floor landing with large built in storage cupboard with shelving, pull down loft access and a partially boarded attic with light. Bedroom one a spacious double with large window to rear elevation with pleasant aspect. Bedroom two a further double with a bay window to the front elevation. Bedroom three again a double with a window to the front elevation with wood effect flooring. The family bathroom is fitted with a matching white three piece suite with panel enclosed bath and folding glass screen, waterfall mixer tap and large direct feed shower head above, wash hand basin with storage beneath, low level W.C, panelling to all walls, chrome towel rail, wood effect flooring and window to the rear elevation.

Externally, the front garden is flagged for ease of maintenance with raised beds, galvanised gateway and path leading to the front door, twin gates and shared driveway leading to the rear garden; which is fence enclosed with south easterly aspect, flagged with flower and shrubs beds and borders. A door leads to a large full height cellar with wall mounted gas combination boiler and stainless steel sink drainer unit. The single garage has double doors and power and light. The property has the benefit from PVCu double glazing, gas central heating.

OUTGOINGS PLYMOUTH

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2024/2025 is £1968.77 (by internet enquiry with Plymouth City Council). These details are subject to change.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage is likely, potential broadband connections are FTTC, ADSL.

MILEHOUSE

Milehouse is a late Victorian, Edwardian and 1930s suburb. It is now notable for being the depot base of the local City Bus company and has a popular, Wetherspoons pub. Formerly it was famous for the site of Outland House, the large family home of Robert Falcon Scott, who led the tragic British expedition to the South Pole and died on the return journey. The area borders Plymouth's huge Central Park home of The Plymouth Life Centre, and Home Park, the ground of Plymouth Argyle football club. It is a reputable area with good facilities and is convenient to the city centre, the parkland (there's also an environmental park in the suburb) and the main road in and out of town. Stoke Community College, Stuart Road Primary School, Devonport High School for Girls, Devonport High School for Boys and Montpelier Primary School, are all within a mile of the suburb.



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 'C' for council tax purposes and the amount payable for the year 2023/2024 is £1,968.77 (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.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

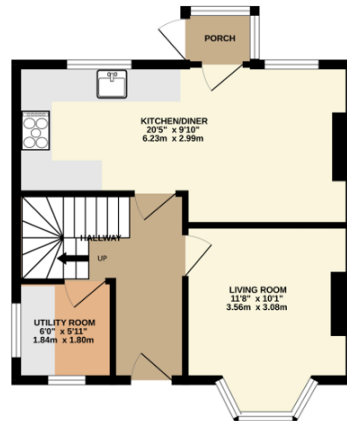
Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			83
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

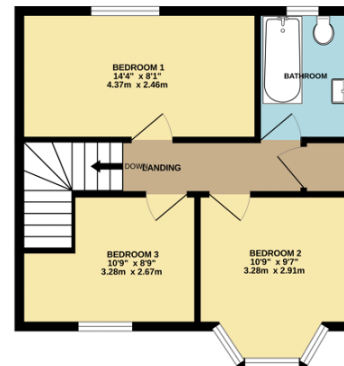
BASEMENT
139 sq.ft. (12.9 sq.m.) approx.



GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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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