

**Guide Price £220,000**



**28 MEDWAY PLACE, EFFORD, PLYMOUTH, PL3 6HB**

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

Lawson are delighted to market this well appointed end terrace family bungalow in Medway Place. The property has the benefit of recently redecorated accommodation comprising; front door leading to an entrance vestibule leading to a large coats cupboard housing the wall mounted gas combination boiler, loft access and door to the lounge/dining room; with sliding patio doors leading to the rear garden with a covered ceiling opening through to the kitchen; which is fitted with a matching range of base and eyelevel storage cupboards with post formed and roll top worksurfaces, an electric cooker, four burner gas hob, filter canopy, tiled splashbacks, one and a half bowl stainless steel sink drainer unit with mixer tap, space for fridge/freezer, plumbing for washing machine.

Bedroom one is a spacious double with a window to the front elevation. Bedroom two a further large double with a window to the rear overlooking the rear garden, woodland and beyond. Bedroom three a single has a window to the front. The family bathroom is fitted with a matching white three piece suite comprising.; low level w.c, pedestal wash hand basin with mixer tap, tiled splashback, panel enclosed bath with direct feed shower unit over, glass screen and tiled splashbacks.

Externally, a feature of the property is the large plot. To the front there is a herringbone brick driveway providing parking for multiple vehicles, fully fence enclosed. The rear garden has a large decked terrace, fully fence enclosed and backs on to a further area of wooded garden and mature trees. Outside tap and light the property is K rendered with PVCu double glazing, fascias, gutters and downpipes. No onward chain.

#### UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage limited broadband connection TBC

#### OUTGOINGS PLYMOUTH

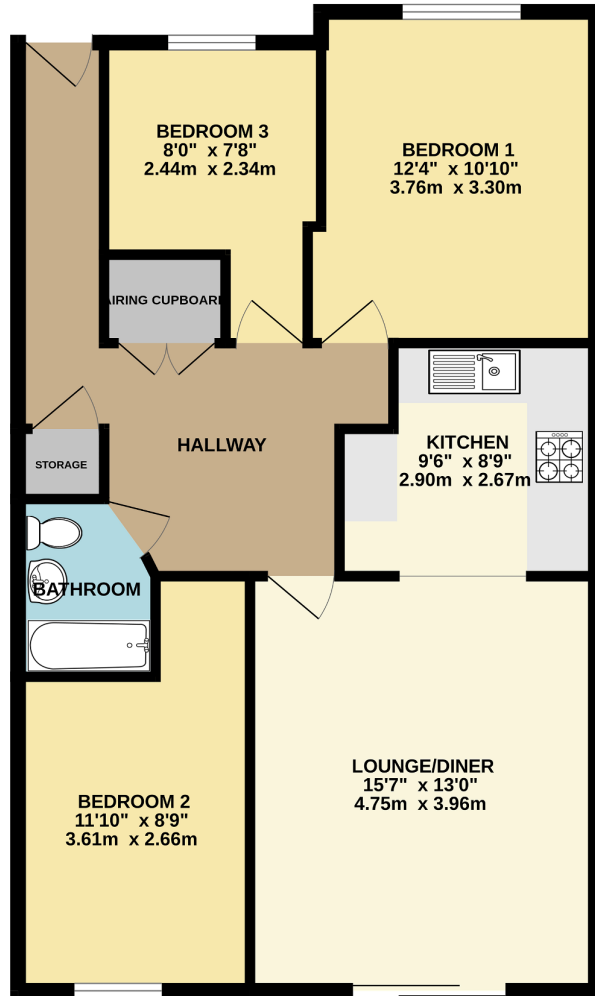
We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2024/2025 is £1,722.68 (by internet enquiry with Plymouth City Council). These details are subject to change.

#### EFFORD

Efford stands on high ground above the Laira estuary of the River Plym and variously offers views over long distances: to the north across Dartmoor, to the east and south-east across the South Hams of Devon. The predominance of the housing stock, dates from the early post war period, albeit, several modern developments. Historically the area around Efford had military importance. Efford Fort was one of the ring of Victorian Palmerston's Follies built to provide defence from risk of French invasion. The area was also heavily occupied by the American army during the preparations for D-Day. This is remembered by the naming of a part of Efford, as Little America. Streets there were given names such as California Gardens, Oregon Way etc. These names were retained when the current houses, were built in the 1970s. Ease of access is given to the A38, via The Embankment and Delamere Road, to the south and north, whilst Plymouth City Centre is approximately 3 miles away. High View School is a contemporary primary school, whilst 11 – 18 year olds, can usually attend Lipson Vale Community College. Torridge Way provides, local amenities, (as does the Tesco Express, in nearby Higher Compton.



GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 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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### 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

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### 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 2024.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

