

Price £339,950



9 ROTHBURY CLOSE, THORNBURY, PLYMOUTH, PL6 8TX

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

FULL DESCRIPTION

Lawson are delighted to market this beautifully appointed semi detached family bungalow, in a highly desirable location. The property has been maintained and renovated to an extremely high standard throughout and benefits from accommodation comprising, a PVCu double glazed front door leading to an entrance vestibule with wood effect flooring and an inner glazed door leading to the main hallway with inset spotlights, moulded ceiling and a glazed door to the sitting room.

The sitting room has a large window to the front elevation, inset spotlights, wall lights, pebble effect gas fireplace with granite hearth, wooden surround and mantel, French doors lead into the kitchen/dining room. The kitchen/dining room is fitted with a matching range of base and eye level storage cupboards with post formed worksurfaces, space for a range cooker, integral fridge, plumbing for a washing machine, stainless steel sink drain unit with a mixer tap, inset spotlights, attractive ceiling lights and window to the rear elevation. The garden room/study is double aspect with wall lights and French doors leading into the garden.

The family bathroom is fitted with a matching white 3 piece suite comprising, pedestal wash hand basin with storage beneath and mixer tap, double ended roll top bath and oversized shower cubicle with a drencher head and black towel rail, then into the separate WC; low level WC, half height tiling and a window to the rear elevation.

Bedroom one is a spacious double and has a window to the front elevation and wood effect flooring. Bedroom two is a further double and has a window to the side elevation.

From the kitchen/dining room, carpeted stairs ascend to the loft room which is a fantastic versatile space with Velux windows to the rear elevation, a wall mounted gas combination boiler and ample eave storage.

Externally, to the front of the property there is a large driveway providing parking for multiple vehicles and a level lawn. There is a garage with electric roller shutter door, power and light connected.

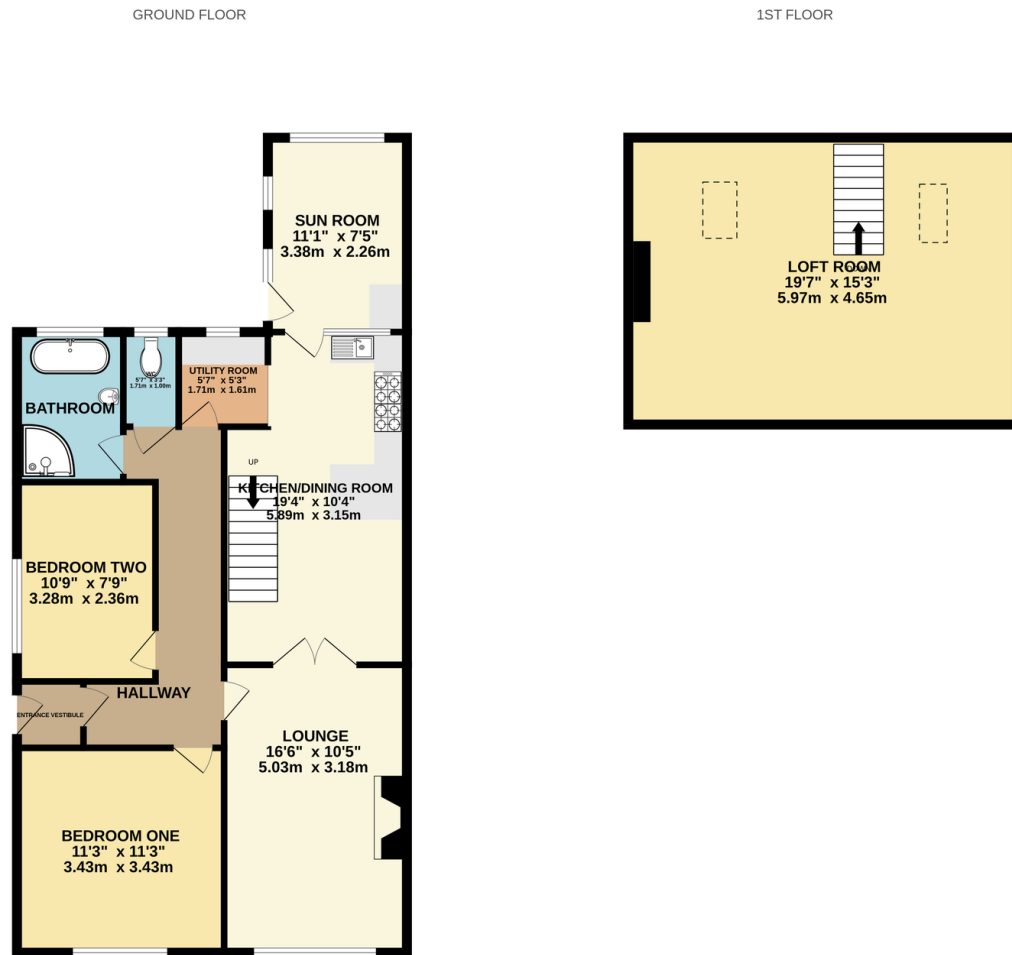
The particular feature of the property is its large rear garden which is predominantly laid to lawn for ease of maintenance, fence enclosed, a range of mature shrubs, two decked terraces, a flagged patio and outside tap.

THORNBURY

Thornbury is located approximately three miles north of Plymouth City Centre and it is a pocket of residential properties sandwiched between Derriford Hospital and the nearby Asda shopping centre. The area is served by its own local shop, an excellent bus route and a popular primary school. Tor Bridge High is located less than half a mile from the area of Nuffield Health & Leisure Club. Both the major employers of the University of St Mark & St John and Derriford Hospital is nearby. Dartmoor National Park is located approximately four miles away.



FLOOR PLAN



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.

UTILITIES

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

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2023/2024 is £2,214.87 (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 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		86
(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	

