

Guide Price £160,000



15 MOSTYN AVENUE, LIPSON, PLYMOUTH, PL4 7HD

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

Lawson are delighted to market this deceptively spacious mid terrace Victorian townhouse, just a short walk from all amenities and regular transport links. The property benefits from accommodation requiring modernisation and upgrading comprising, a PVCu double glazed front door leading to an entrance vestibule with a glass inner door to the main hallway. The main hallway has carpeted stairs to the first-floor landing and a further staircase to the lower ground floor.

A doorway leads to the sitting room with a large bay window to the front elevation and a gas fire. The kitchen/ breakfast room has base and eye level storage cupboards with roll top worksurfaces, a gas cooker point, space for a fridge and a sash window to the rear elevation, a doorway leads to the shower room, fitted with a white suite with a window to the rear.

Carpeted stairs ascend to the first-floor landing with a sash window to the rear elevation, pull down loft access and a large built in storage cupboard. A doorway leads to bedroom one which is a large double with a bay window to the front elevation, built in recess storage cupboards and two large wardrobes. Bedroom two is a further double with a sash window to the rear elevation and recess storage cupboards.

From the hallway, stairs descend to the lower ground floor, this room is used as a workshop area with a large under stair storage cupboard and a wall mounted Ideal Logic gas combination boiler, plumbing for the washing machine and a further doorway to a large, reduced height storage area, a doorway leads to a bathroom with a panel enclosed bath and a separate shower cubicle. A doorway to the rear porch with windows to the rear and side elevation and a doorway to the courtyard.

The courtyard is wall enclosed with an old coal bunker, steps and a gate leading to the service lane.

The property has the benefit of gas fired central heating via the combination boiler, PVCu double glazing to some opening and has been recently reroofed, however does require modernisation throughout.

UTILITIES

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

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, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

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

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.

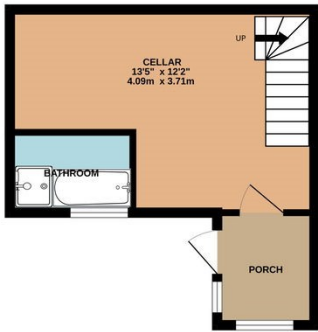
BUYERS INFORMATION

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.

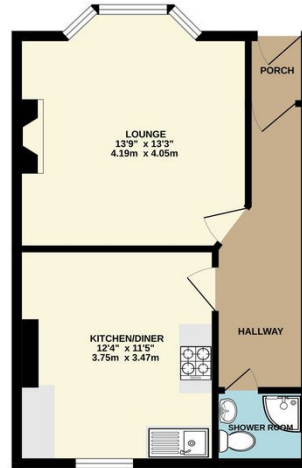
Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions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

AWAITING EPC

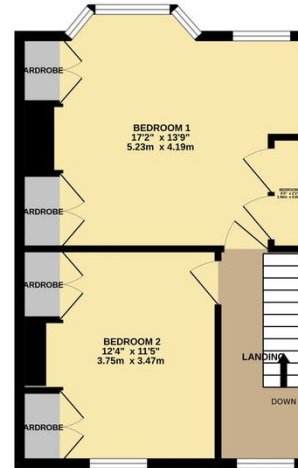
BASEMENT
240 sq.ft. (22.3 sq.m.) approx.



GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



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



TOTAL FLOOR AREA : 1053 sq.ft. (97.9 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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