

**GUIDE PRICE £400,000**



**84 WHITELADY ROAD, PLYMSTOCK, PLYMOUTH, DEVON PL9 9GB**

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



Lawson are delighted to market this beautifully appointed detached luxury family home just a short walk from all amenities, excellent schooling, regular transport links and the sea. The property benefits from modernised well tended accommodation arranged over two floors comprising; composite front door leading to an entrance hall, wood effect flooring, carpeted stairs leads to the first floor landing and under stairs storage, half height panelling and a door leading to the sitting room; a double aspect room with fitted media wall, inset electric pebble effect fire and bi-folding doors to the rear garden. The dining room with a window to the front elevation and a door to the kitchen; which has been re-fitted to an incredibly high standard with a matching range of contemporary base and eye level units with post formed and roll top worksurfaces, acrylic sink drainer unit, mixer tap, tiled splashbacks, window to the rear, integral four burner induction hob, filter canopy, double oven, wine fridge, fridge/freezer, breakfast bar, wood effect flooring and a larger storage cupboard. The utility has recently been re-fitted to the same standard with a matching range of base and eye level storage units, plumbing for a washing machine, space for a tumble dryer, tiled splashbacks, window to the side elevation and a wall mounted Glow-Worm boiler, a door to the rear garden and a cloakroom; with a low level w.c, pedestal wash hand basin, mixer tap, tiled splashbacks and a window to the side.

From the main hallway, carpeted stairs ascend to the first floor landing with a pull down loft access and a door to bedroom one; a large double with a window to the front elevation, decorative panelling, built in storage and en suite shower; re-fitted to a high standard with oversized direct feed shower unit, drencher head, low level w.c, pedestal wash hand basin with storage beneath, easy clean panelling throughout, window to the front elevation.

Bedroom two a further double with a window to the rear. Bedroom three again a double with a window to the rear elevation over looking the rear garden and to the woodland and beyond. Bedroom four a single room with a window to the rear. The family bathroom has been re-fitted with a matching white three piece suite comprising; pedestal wash hand basin with mixer tap and storage beneath, panel enclosed double ended bath, low level w.c, tile effect flooring, stone effect easy clean panelling and a window to the side elevation. The airing cupboard has a pressurised hot water cylinder.

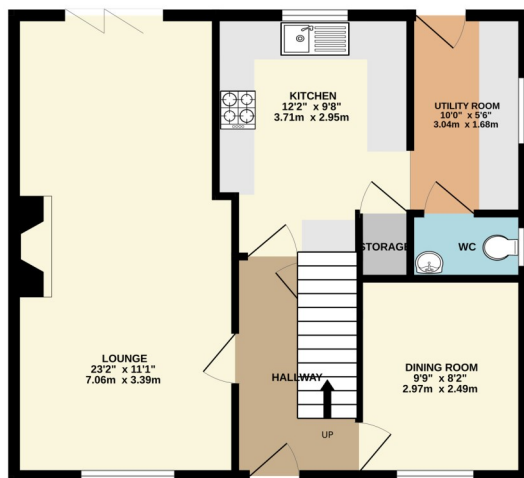
Externally there is a covered porch, gravel front beds and mature shrubs, brick herringbone driveway provides parking with double gates leading to a further inner drive and a garage which has an upper door with power and light. The rear garden is low maintenance with flagged patio, decked terrace and sunken seating area. There is an external tap and light.

## PLYMSTOCK

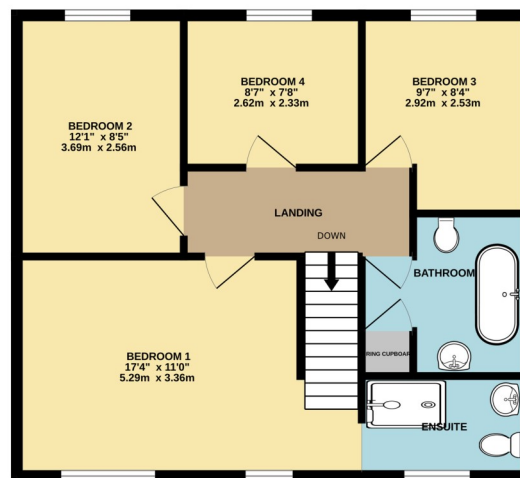
Plymstock is a sought after satellite town located approximately three miles from Plymouth and linked by an excellent bus service. Plymstock is also served by the popular Broadway Shopping Centre and has the benefit of Morrisons Mega Store. Pleasant waterside strolls are provided at Hooe Lake, Oreston Quay, Turnchapel and Mountbatten. Further coastal beauty spots include Wembury beach, Bovisand and Heybrook Bay that are all within five miles of Plymstock. Leisure amenities include Staddon Height Golf Club. Easy access is given to the A38.



GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1180 sq.ft. (109.6 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

We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2025/2026 is £2,842.17 (by internet enquiry with Plymouth City Council). These details are subject to change.

## 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). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete.

## 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.

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