

**£425,000**



**15 BLACK EVEN CLOSE, ROBOROUGH, PLYMOUTH, PL6 7AX**

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



## ROBOROUGH VILLAGE

Roborough Village is situated approximately five miles to the north of Plymouth city centre and is well placed for all local amenities which include the nearby Tesco & Lidl superstore's, a local village public house/restaurant, a number of additional shops and businesses and a popular CofE primary school all within walking distance. There is a regular bus service to the city centre, as well as a "Park and Ride" bus service. Roborough Village is situated adjacent to the A386, which provides easy access to both the city centre and Dartmoor National Park.

An extended four bedroom detached property requiring modernisation, standing on a level westerly facing plot within this highly sought after location offering easy access to a host of local amenities including, Dartmoor National Park. The living accommodation, which is arranged over two levels comprises, an entrance porch, entrance hall, lounge / diner, study, fitted kitchen, utility room and cloakroom on the ground floor. On the first floor landing leads to a family bathroom and four bedrooms, two of which have built in wardrobes.

Externally, the property stands on a level plot and incorporates front and rear gardens, a driveway for two cars and a garage.

This property is being offered to the market with no onward chain.

## LIVING ACCOMMODATION

Approached through PVCu double glazed front door to:

### ENTRANCE PORCH

Door to:

### ENTRANCE HALL

Stairs to first floor, under stair storage cupboard, radiator and door to:

### CLOAKROOM

Low level WC, wash hand basin, radiator, PVCu double glazed frosted window to front.

### LOUNGE / DINER

Living flame effect gas fire with stone surround and hearth and wooden mantel over, double glazed sliding patio door to the rear garden, window to rear, radiator and door to:

### STUDY

Double glazed window to rear and PVCu double glazed window to the side, radiator and door to:

### UTILITY ROOM

Roll edge worksurfaces with cupboard and drawers under and matching wall units, plumbing for washing machine, double glazed window to rear and side.

### KITCHEN

Roll edge worksurfaces with cupboards and drawers under with matching wall units, single drainer with one and half bowl sink unit with mixer tap, built in electric oven and four ring gas hob with extractor hood over, plumbing for dishwasher, tiled splash backs, PVCu double glazed window to the front.

### FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft, built in storage cupboard.



BEDROOM ONE

PVCu double glazed window to the rear, built in storage cupboard with sliding mirrored doors and radiator.

BEDROOM TWO

PVCu double glazed window to the rear, built in wardrobe and radiator.

BEDROOM THREE

PVCu double glazed window to the front, radiator.

BEDROOM FOUR

PVCu double glazed window to the front, radiator.

BATHROOM

Matching suite comprising panel bath with electric shower over, low level WC, pedestal wash hand basin, shaver socket, radiator, PVCu double glazed frosted window to the front.

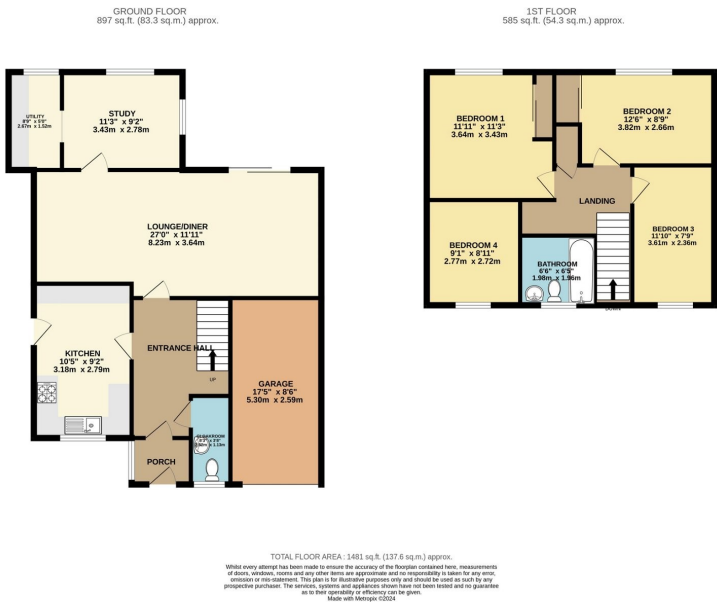
EXTERNALLY

To the front of the property, there is a paved driveway providing parking for approximately two cars which leads to the garage with an adjacent lawned garden. There is access to the side of the property which leads to the rear where there is a level westerly facing garden predominantly laid to lawn with a host of established flowers and shrubs, enclosed by hedge and wall boundaries.

GARAGE

Metal up and over door, power and light connected.

FLOOR PLAN



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 connections are 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 2025/2026 is £2,472.08 (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.

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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.

