

**£269,500**



**5 DRACO DRIVE, PLYMOUTH, PL2 2FF**

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

## FULL DESCRIPTION

Lawson are delighted to market this beautifully appointed semi-detached modern family home, constructed approximately 5 years ago in a convenient location, just a short distance from all amenities and regular transport links. The property has well maintained accommodation arranged over two floors comprising, a composite front door leading into the entrance hall with carpeted flooring and the stairs to the first floor. A doorway into the cloakroom with a low-level WC, wood effect flooring, pedestal wash hand basin and a window to the front elevation.

The sitting room has a large floor to ceiling window to the front elevation. From the hallway, a doorway opens into the kitchen/dining room with a matching range of contemporary base and eye level storage cupboards with post formed and roll top worksurfaces, Zanussi electric oven, four burner gas hob, filter canopy, attractive blue splash backs, integral fridge freezer, integral dishwasher and washing machine, wall mounted Valiant combination boiler, one and a half bowl stainless steel sink drain unit with mixer tap, window overlooking the rear garden, large built under stair storage cupboard and French doors leading to the rear garden.

From the main hallway, carpeted stairs ascend to the first-floor landing with a loft access and a large built in storage cupboard. Bedroom one is a spacious double with a window to the front elevation and a doorway leading into the en-suite. The en-suite has a pedestal wash hand basin, low level WC, an oversized shower cubicle with a direct feed shower unit, tiled splash backs, folding glass screen, extractor fan and window to the side elevation.

Bedroom two is a further double room with a window to the rear elevation. Bedroom three is a large single room with a window to the front elevation. The family bathroom is fitted with a matching white 3-piece suite comprising, a panel enclosed bath with a shower and mixer tap, tiled splash backs and folding glass screen, low level WC, pedestal wash hand basin, heated towel rail, extractor fan and window to the rear elevation.

Externally, there is a small front garden which is gravelled for ease of maintenance and there are two allocated private parking spaces and an outside light, there is a side access leading to the rear garden. A particular feature of the house is this beautiful large fully enclosed southwest facing garden with a flagged patio, outside light and an outside tap. The garden is predominantly laid to lawn for ease of maintenance.

The property also has the benefit of gas fired central heating and PVCu double glazing throughout.

The property is being held on a freehold basis and there is a small management charge of approximately £150 per annum.

## UTILITIES

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

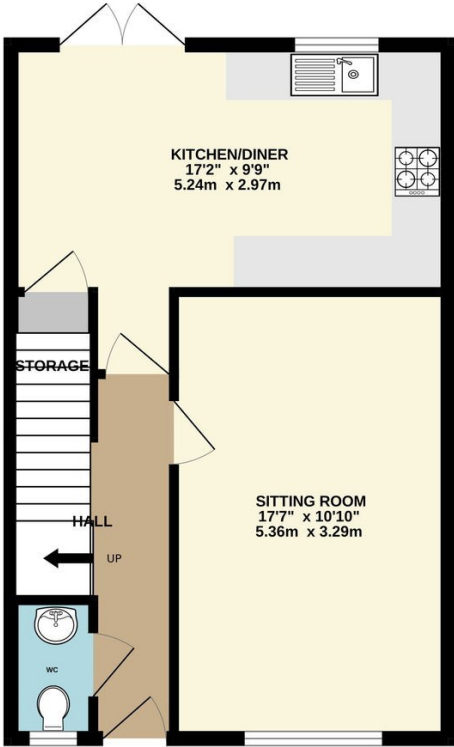
## PLYMOUTH

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.

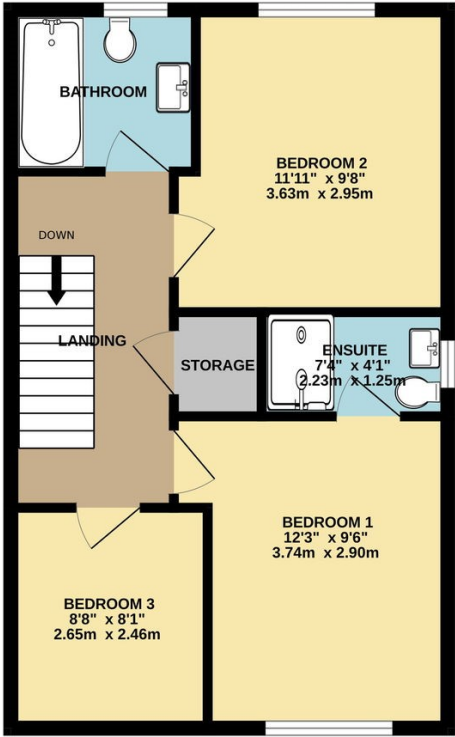


# FLOOR PLAN

GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.9 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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## 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 2025/2026 is £1,808.67 (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 2025.

## 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.

