

**£200,000**

**LAWSON**  
Estate Agency...Only Better



**25 LAKE VIEW CLOSE, HOLLY PARK, PLYMOUTH, PL5 4LT**

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



## FULL DESCRIPTION

A modern two double bedroom mid terraced property situated in this popular residential location offering easy access to local amenities and enjoying attractive countryside views to the rear. The spacious living accommodation which is arranged over four mezzanine levels comprises; an entrance hall with stairs leading down to the lower mezzanine living room and access through to the kitchen, stairs lead to the first floor mezzanine which is a double bedroom with built in wardrobes and on the top floor there is another double bedroom and a family bathroom.

Externally, the property has well maintained front and rear gardens and has a garage situated in a nearby block. The property also benefits from PVCu double glazing and gas central heating and is being offered to the market with no onward chain.

## UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage limited, broadband connection is ADSL.

## TAMERTON FOLIOT

Tamerton Foliot, a village within a city.....a beautiful conservation area with significant historic value. Tamerton Foliot is a popular village surrounded by countryside. Nestled approximately five miles north-west of Plymouth city centre. Regular bus routes give access to the city and surrounding areas. The village is also readily accessible to the business areas on the northern side of Plymouth including Derriford Hospital. The A38 is only about two and a half miles away. Dartmoor National Park lies within about three miles to the north. The area is considered a dog walkers paradise with walks along the well-known beauty spot 'Tamerton Creek' at the junction of the Tamar and Tavy Rivers. Cann and Whitleigh woods also provide beautiful, picturesque walking opportunities. The village is served by its own amenities including post office, shops, pubs, one of which is the Seven Stars 13th Century Pub in the heart of the village, the oldest pub in Plymouth. A choice of take away establishments and the popular, highly regarded school, Mary Dean's Primary. Tamerton has a lovely friendly village atmosphere with various clubs and events available to all ages. The village is proud to boast its own quaint annual village carnival/fete, which attracts people from surrounding areas and provides much pleasure for the villagers.

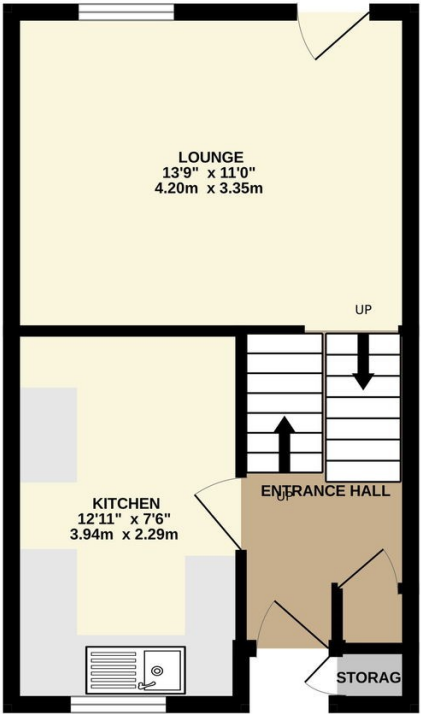
## PLYMOUTH

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.

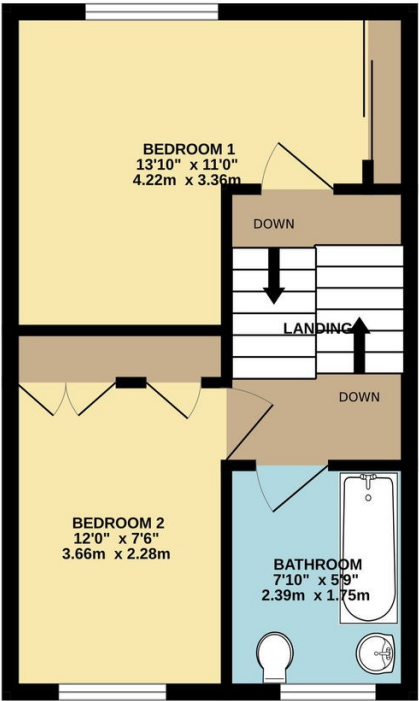


# FLOOR PLAN

GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 648 sq.ft. (60.2 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.

