

Price £140,000



4 FAIRFAX TERRACE, STOKE, PLYMOUTH, PL2 1JG

FULL DESCRIPTION

Lawson are delighted to market this spacious terrace Victorian home in a convenient location, just a short walk from all amenities and excellent transport links. The accommodation arranged over two floors comprising, a PVCu double glazed front door leading straight into the sitting room with a large bay window to the front elevation opening through into the dining room: a window to the rear and under stair storage.

The kitchen is fitted with a matching range of base and eye level storage cupboards, post formed worksurfaces, stainless steel sink drain unit, electric cooker, four burner gas hob, window to the side and rear elevation, plumbing for a washing machine, wall mounted combination boiler and PVCu double glazed door to the rear courtyard garden.

From the sitting room, carpeted stairs ascend to the first-floor landing with a doorway to bedroom one; a spacious double with a window to the front elevation and built in wardrobes. Bedroom two is a large single with a window to the rear. The family bathroom has a panel enclosed corner bath, low level WC and pedestal wash hand basin.

Externally, to the front of the property there is a west facing enclosed courtyard garden and to the rear, there is a wall enclosed courtyard garden with a gateway to the rear service lane.

The property does require mild upgrading however, would ideally be suited to first time buyers or a buy to let investment.

UTILITIES

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

STOKE

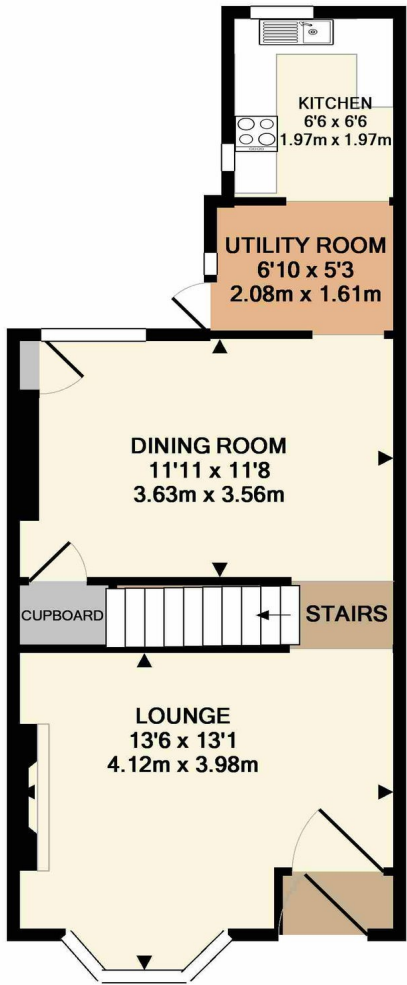
Also referred to by its earlier name of Stoke Damerel, which is a parish, that was once part of historical Devonport. In 1914, Devonport and Plymouth amalgamated with Stonehouse: the new town took the name of Plymouth. Since the amalgamation Stoke has been an inner suburb of Plymouth.

Stoke is now densely built up with houses and apartments, dating back to late Georgian, with a predominance of early Victorian, Edwardian and fewer, 1930s homes. Bisected by the main railway line from Paddington to Penzance. The parish church is notable not only for its evolving architecture, but also its contents and historical connections. The area has been prosperous for several hundred years, and there are some distinguished private houses (several of which feature in Nikolaus Pevsner's book - "The Buildings of South Devon".) There are many examples of properties designed by famed Georgian architect Foulston, within the suburb.

Stoke Damerel and Stuart Road Primary Schools educates pupils of ages 4–11, whilst secondary school children may attend Stoke Community College and is the home of Devonport High School for Boys Grammar School and Devonport Services Rugby Club. Flanked by Central park, Victoria Park and Devonport Park, there are acres of leisure space on the doorstep, with Plymouth Argyle Football Club and the Plymouth Life Centre, both considered to be within walking distance. Plymouth City Centre, is approximately one and a half miles away.

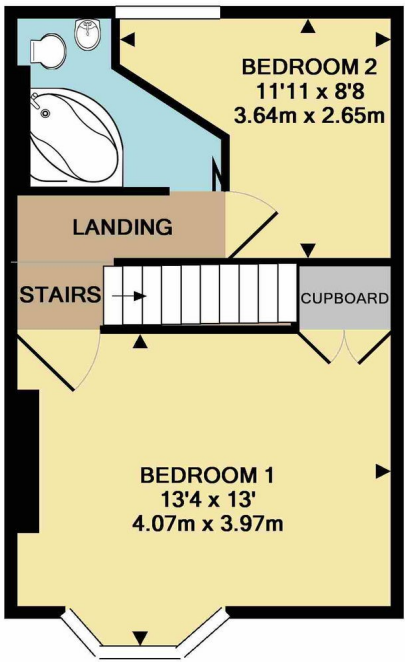


FLOOR PLAN



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustration purposes only and should be used as such.
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1ST FLOOR

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 'A' for council tax purposes and the amount payable for the year 2025/2026 is £1,550.28 (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.

