



LAWSON
Estate Agency...Only Better



**York Road, Weston Mill, Plymouth, Devon
Plymouth**

Guide Price
£220,000

Built circa 1970, this semi-detached bungalow has been beautifully and lovingly renovated, by the current owners over recent years. Quietly positioned on a plot that backs onto trees with allotments beyond that includes a private drive, an integral garage with power and light. Offering front and rear gardens featuring three seating areas, to maximise the sunshine and the pleasant, open outlook.

The accommodation briefly comprises of entrance porch, reception hallway, inner hallway, lounge/diner, luxury fitted kitchen, two double bedrooms, luxury shower room.

Stylishly decorated with lovely floor coverings throughout, the bungalow features contemporary door furniture, "rustic-style" internal doors with contemporary door furniture, a luxury, fitted kitchen with incorporated appliances that include, a fitted oven, hob and microwave/steamer, fridge/freezer, pull-out pantry and a pull-out bin drawer, a stylish, contemporary shower room with a twin shower enclosure, a "drencher" shower and a countertop wash hand basin. The low maintenance bungalow has PVCu double glazing, has been rewired, has PVCu rainwater goods and gas central heating.

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.

OUTGOINGS PLYMOUTH

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2025/2026 is £1808.67 (by internet enquiry with Plymouth City Council). These details are subject to change.

UTILITIES

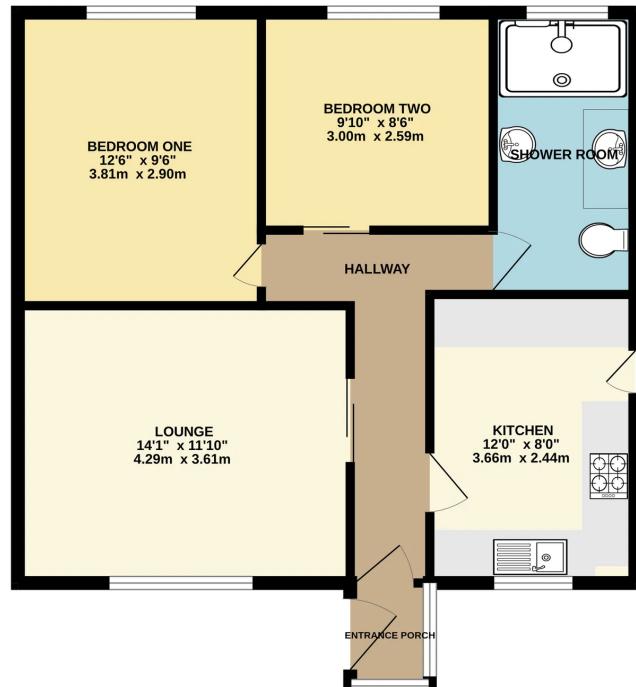
Mains water, gas, electricity and mains drainage, mobile coverage good, broadband connection FTTC.

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.



GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



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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.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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