



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



**Ivy Drive, Tamerton Foliot, Plymouth**  
Plymouth

**£280,000**

A deceptively spacious three bedroom semi-detached property situated within this popular North Plymouth development offering easy access to local amenities. The living accommodation which is well presented throughout in tasteful neutral colours comprises; entrance hall with access to a modern fitted kitchen/diner and a cloakroom. Stairs then lead to the lounge which gives access to the rear garden which in turn leads to a modern family bathroom and three bedrooms, bedroom one has the benefit of an en-suite shower room.

Externally, immediately to the front of the property there is parking for two cars with an electric car charging point and at the rear there is a level well maintained lawned garden. The property also benefits from PVCu double glazing, gas central heating and solar panels. An internal viewing is highly recommended to truly appreciate this family home.

The living accommodation;  
Approached through part glazed front door to.

**ENTRANCE HALL**  
Radiator, stairs to lounge, door to kitchen and

**CLOAKROOM**  
Comprising low level w.c, PVCu double glazed frosted window to front.

**KITCHEN/DINER**  
Roll edged worksurfaces with grey gloss cupboards and drawers under and matching wall units, single drainer one and a half bowl stainless steel sink drainer unit with mixer tap, built in electric oven and four ring gas hob with extractor hood over, plumbing for dishwasher, mall mounted gas boiler which serves domestic hot water and central heating system, PVCu double glazed window to front.

**LOUNGE**  
Stairs to first floor, PVCu double glazed French doors to rear garden, radiator.

**BEDROOM ONE**  
PVCu double glazed window to front, radiator, door to.

**EN-SUITE SHOWER ROOM**  
Comprising tiled shower cubicle with inset shower, low level w.c, pedestal wash hand basin, radiator, PVCu double glazed frosted window to side.

**BATHROOM**  
Comprising panelled bath with mixer tap and shower attachment, low level w.c, pedestal wash hand basin, part tiled walls, radiator, PVCu double glazed frosted window to front.

**TOP FLOOR LANDING**  
Built in storage, door to.

**BEDROOM TWO**  
PVCu double glazed window to rear, radiator.

**BEDROOM THREE**  
PVCu double glazed window to rear, radiator.

**EXTERNALLY**  
Front - two allocated parking spaces immediately to the front with an electric car charging point

Rear - patio area leads to a level lawned garden enclosed by fence boundaries.



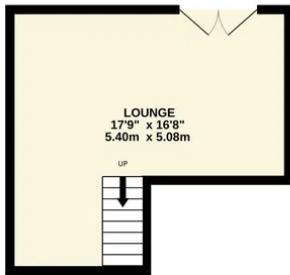
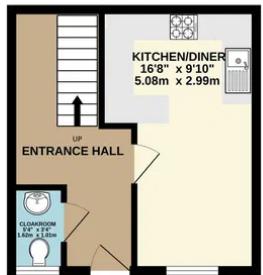
## OUTGOINGS PLYMOUTH

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2025/2026 is £2067.04 (by internet enquiry with Plymouth City Council). These details are subject to change.

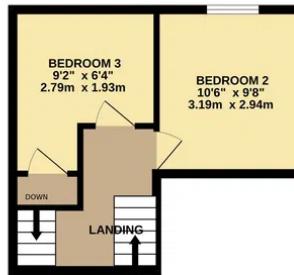
## UTILITIES

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

GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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

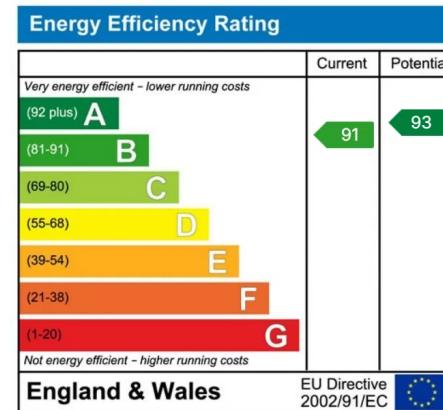
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## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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## 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. 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.





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