

GUIDE PRICE £240,000

LAWSON
Estate Agency...Only Better



25 SOUTH DOWN ROAD, BEACON PARK, PLYMOUTH, PL2 3HW

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

Lawson are delighted to market this substantial semi-detached family home in the heart of Beacon Park. A PVCu double glazed front door leading to an entrance porch with glazed inner door to the main hallway; carpeted stairs lead to the first floor landing with under stairs storage, door leads to the sitting room; box bay window to the front elevation, brick fireplace, shelved recesses and sliding doors to the dining room; further shelved recess storage cupboards, wood effect flooring, opening through to the kitchen; which is fitted with a matching range of base and eye level storage cupboards with post formed and roll top worksurfaces, four burner gas hob, electric oven, filter canopy, stainless steel sink drainer unit, window to the side, a door leading to the rear lean to; which is divided by a selection of shelving units with plumbing for a washing machine, windows to the rear and side elevations and a glazed door to the rear garden.

From the main hallway carpeted stairs ascend to the first floor landing with pull down loft access and a window to the side elevation, large built in storage cupboard with shelving and a door to bedroom one; a spacious double with fitted wardrobes and a large box bay window to the front elevation with far reaching views to the City and Plymouth Sound. Bedroom two a further double with a window to the rear elevation, wall mounted Worcester combination boiler and fitted cupboard. Bedroom three a good single with a window to the front and a fitted cupboard. Family shower room fitted with a low level w.c, pedestal wash hand basin, corner shower unit with folded glass screen.

The front garden is approached via a small iron gate and is gravelled for ease of maintenance with shared drive leading to the garage. A further gate leads to a large rear garden with Astro Turf terrace and step leading up to a much loved wooded garden, gravelled paths, raised beds. The property does require renovation throughout and once completed it could create the ultimate family home.

OUTGOINGS PLYMOUTH

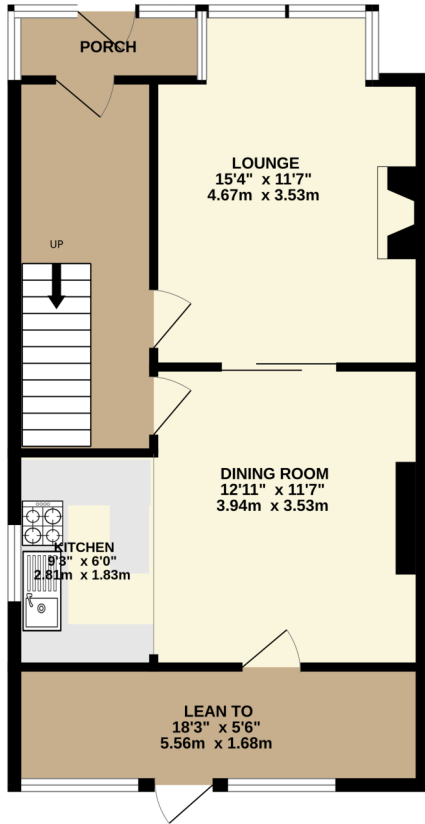
We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2024/2025 is £1968.77 (by internet enquiry with Plymouth City Council). These details are subject to change.

PLYMOUTH

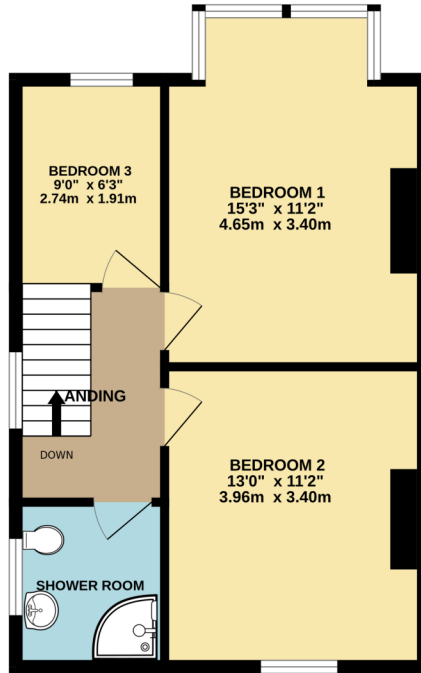
Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational 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.



GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.2 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, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

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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.

Lawson themselves on behalf of 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC

