

LAWSON
Estate Agency...Only Better



18 Walcot Close, Thornbury, Plymouth, PL6 8TG

Plymouth

Offers Over £200,000

A spacious two double bedroom end terraced property situated in a highly sought after residential cul-de-sac offering easy access to local amenities including Derriford Hospital and the A38.

The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels and comprises; entrance hall, lounge/diner and a modern kitchen/breakfast room on the ground floor. On the first floor the landing leads to a wet room and two double bedrooms both of which have built in wardrobes.

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

The living accommodation.

PVCu double glazed front door to.

ENTRANCE PORCH

Built in storage, radiator, door to.

LOUNGE

Stairs to first floor, living flame electric fire with stone surround and hearth, radiator, door to.

KITCHEN/BREAKFAST ROOM

Roll edged worksurfaces with cupboards and drawers under and matching wall units, single drainer sink unit with mixer tap, built in electric oven and four ring gas hob with extractor hood over, washing machine and fridge/freezer to remain. Wall mounted gas boiler which serves domestic hot water and central heating system, tiled splashbacks, PVCu double glazed window and door to rear garden.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft, built in storage cupboard.

BEDROOM ONE

Two PVCu double glazed windows to the rear, built in wardrobes, radiator.

BEDROOM TWO

Two double glazed windows to front, built in wardrobes, radiator.

SHOWER ROOM

Comprising tiled shower area with inset shower area, low level wc, wash hand basin with storage under, fully tiled walls, radiator, PVCu double glazed frosted window to side.

EXTERNALLY

Front - Path leads to front door with adjacent lawned garden.

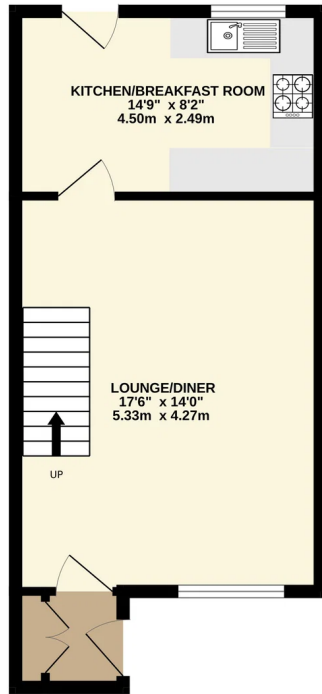
Rear - Patio leads to a level lawned garden with concrete built shed to remain, enclosed by fence boundaries.

GARAGE

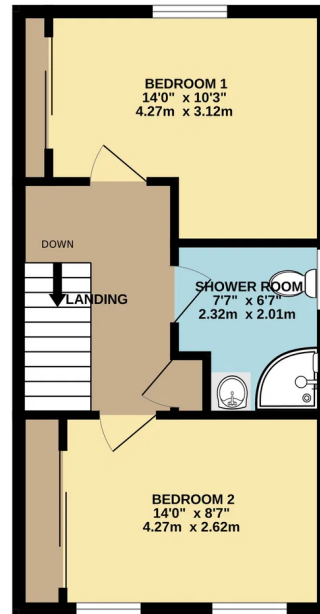
Situated in a nearby block.



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.0 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 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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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 xxx, broadband connection xxx.

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		88
(69-80) C	75	
(55-68) D		
(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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