



**Lower Maisonette, 17 Sutherland Road, Mutley, Plymouth, PL4 6BW**

**Plymouth**

Guide Price  
**£100,000**

Lawson are delighted to market this beautifully appointed, recently renovated maisonette, benefiting from accommodation arranged over two floors. the property is accessed via a communal front door and entrance hall, leading to the apartment's private front door opening into an entrance hall with moulded ceiling, carpeted stairs descending to the lower ground floor, and a doorway leads to the sitting room, a fabulous space with a large west facing bay window to the rear elevation, enjoying an attractive westerly aspect overlooking the city and a moulded ceiling.

Opening into the kitchen, which has been refitted with a matching range of base and eye-level storage cupboards with post-formed roll-top work surfaces, integrated electric oven, four-burner gas hob, filter canopy, and stainless steel sink with drainer. The kitchen also benefits from a wall-mounted Ideal Logic gas combi boiler and a window to the side elevation.

From the entrance hall, carpeted stairs descend to the lower ground floor, opening into a spacious double bedroom with a window to the side elevation and ceiling light. A further doorway leads to the shower room, which has been refitted to a high standard and comprises an oversized shower enclosure with direct feed shower unit and drencher head, easy clean splashbacks and glass screen, pedestal wash hand basin with storage below, and a low-level WC, window to the side elevation, extractor fan and ceiling lighting.

Externally, the property benefits from a communal courtyard area and allocated parking for one vehicle.

The property is held on a leasehold basis with approximately 92 years remaining on the lease and the ground rent is £75 per annum.

This property is being offered to the market with no onward chain.

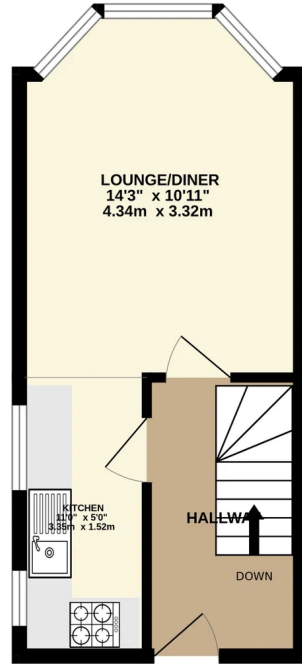
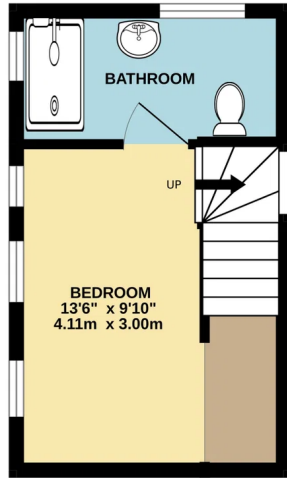
## MUTLEY

A suburb, close to Plymouth University, Plymouth Railway Station, Central Park and Mutley Park, served by Hyde Park and Lipson Vale primary schools, whilst being served by the retail amenities of Mutley Plain, with its bank and post office. Located approximately one mile from Plymouth City Centre, the suburb is principally made up of late Victorian, Edwardian and 1930's built housing stock (some of which has suited conversion, into flats and apartments). With its centrality, Mutley has been popular, for generations



BASEMENT  
175 sq.ft. (16.2 sq.m.) approx.

GROUND FLOOR  
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA: 438 sq.ft. (40.6 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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## UTILITIES

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

## OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2026/2027 is £1,627.90 (by internet enquiry with Plymouth City Council). These details are subject to change.

## LEASEHOLD INFORMATION

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

## 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.

## 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.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 59      | 72                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



## Lawson Property

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