

LAWSON

Estate Agency...Only Better



9 Long Down Gardens, Mainstone, Plymouth, PL6 8SB

Plymouth

£285,000

A well-presented three-bedroom semi-detached property, situated in a quiet residential cul-de-sac, offering easy access to local amenities and enjoying far-reaching views from the front elevation. The living accommodation, which is well presented throughout in tasteful neutral colours, is arranged over two levels and comprises an entrance hall, lounge, dining room and modern fitted kitchen on the ground floor.

On the first floor, the landing leads to three bedrooms and a modern shower room.

Externally, there are well-maintained front and rear gardens, a single garage and a driveway for several vehicles.

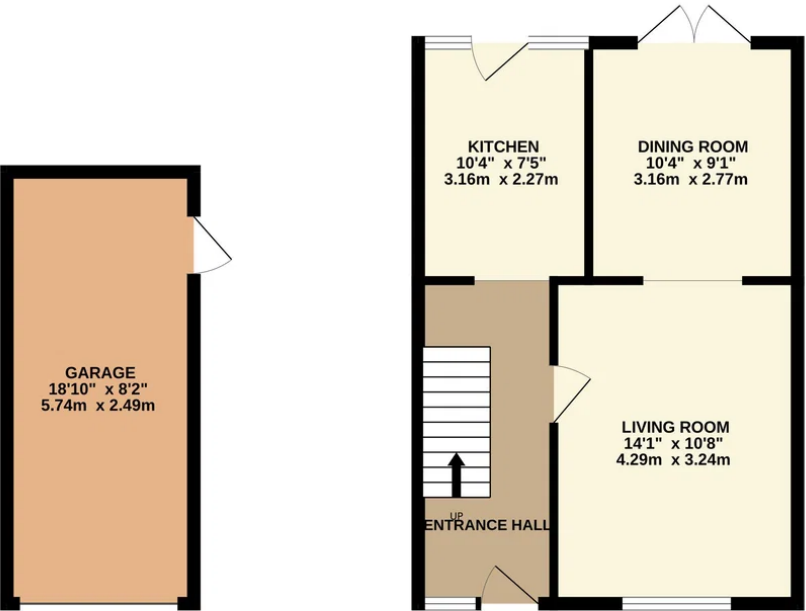
The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this lovely family home.

MAINSTONE

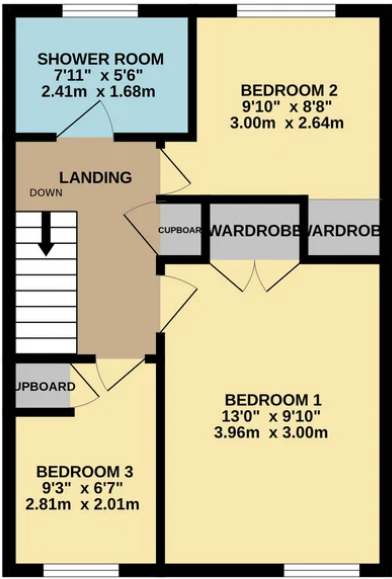
Mainstone is well placed for all local amenities offering good access to the A38 and is on a regular bus service to the city centre which is approximately four miles away. It is conveniently placed for Plymouth's Dry ski and Snowboard Centre as well as the Marsh Mills retail park. Both Sainsbury's and Asda superstores are found close by. There is nearby access to Plymbridge woods providing excellent walking and cycling trails towards Bickleigh. Dartmoor National Park is located approximately four miles north. Easy access can be made to Derriford Hospital, Devonshire Health & Leisure club and the university of St Marks and St Johns.



GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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UTILITIES

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

OUTGOINGS PLYMOUTH

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2026/2027 is £2,170.53 (by internet enquiry with Plymouth City Council). These details are subject to change.

ACCOMMODATION

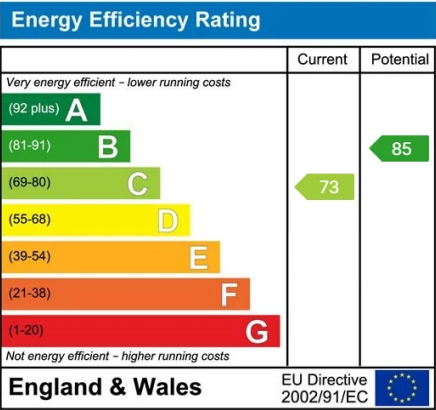
Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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