

6 Newton Gardens, Kings Tamerton, Plymouth

£90,000

Plymouth

Lawson are delighted to market this well-appointed ground floor maisonette located in a quiet, convenient location, just a short distance from excellent transport links, benefiting from well-maintained accommodation comprising; a PVC double-glazed front door leading into an entrance hall; with a large walk-in storage cupboard with a wall-mounted consumer unit. A doorway opens into a lounge/dining room, with a doorway and window overlooking the rear garden and large walk-in storage cupboard. The kitchen is fitted with a matching range of base and eye level storage cupboards with post-formed and roll-top work surfaces, a stainless steel sink drain unit with a mixer tap and tiled splashbacks, electric oven, electric hob, and filter canopy, extractor fan, plumbing for a washing machine, space for a fridge freezer, space for a tumble dryer, and breakfast bar, walk-in cupboard with a wall-mounted Worcester combination boiler and shelving.

The bedroom is a spacious double with a window to the rear elevation and built-in built-in wardrobes. The shower room has been refitted with a matching white three-piece suite comprising a low-level WC, pedestal wash hand basin, and an oversized shower cubicle with a direct feed shower, full height tile into all walls, extractor fan, and a window to the front elevation.

Externally to the front, there is a front lawned garden, which is fence enclosed with a pathway leading to the front door, an external meter cupboard, and a pathway to the rear. The rear garden is lawned and fence enclosed. The property is offered with no chain and is held on a leasehold basis with approximately 95 years left, a ground rent of £10 and a service charge of £483.94

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.

OUTGOINGS PLYMOUTH

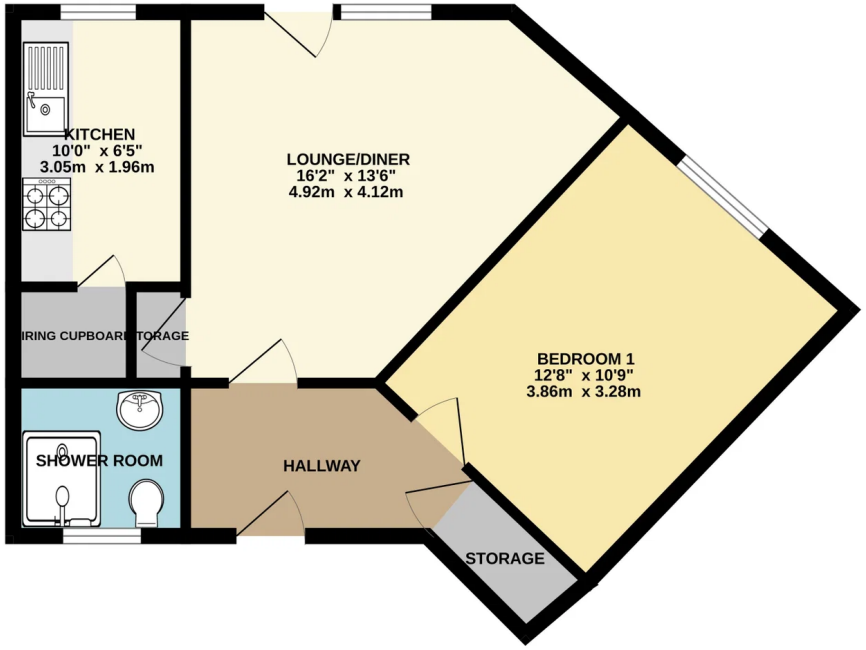
We understand the property is in band 'A ' for council tax purposes and the amount payable for the year 2026/2027 is £1627.90 (by internet enquiry with Plymouth City Council). These details are subject to change.

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.





GROUND FLOOR
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 496 sq.ft. (46.0 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 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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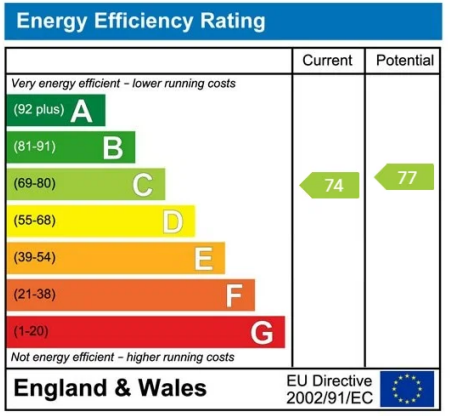

OUTGOINGS PLYMOUTH
We understand the property is in band ' ' for council tax purposes and the amount payable for the year 2026/2027 is £ (by internet enquiry with Plymouth City Council). These details are subject to change.

UTILITIES
Mains water, gas, electricity and mains drainage, mobile coverage xxx, broadband connection xxx.

SERVICES
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.
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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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