



LAWSON
Estate Agency...Only Better

Churchway, Weston Mill, Plymouth
Plymouth

£175,000

Lawson are delighted to market this much loved semi detached family home in Weston Mill, just a short walk for all amenities and regular transport links, the property benefits from accommodation requiring some modernisation, arranged over two floors comprising aluminium double glazed front door into an entrance hall; with a window to the side elevation, carpeted stairs to the first floor landing and polished handrail and a door leads to the dining room; with a bay window to the front elevation. From the hallway a further door leads to the kitchen; fitted with a matching range of base and eye level storage cupboards with post formed and roll top work surfaces, electric cooker point, space for a fridge freezer, plumbing for a washing machine, a stainless steel sink drainer unit. The sitting room has a window to the rear elevation, a brick fireplace with an electric fire. From the main hallway, carpeted stairs ascend to the first floor landing with a window to the side elevation and loft access. A doorway leads to bedroom one, a double bedroom with a window to the rear elevation and the airing cupboard with a factory lagged hot water cylinder. Bedroom two, a further double with far reaching views. Bedroom three is a single with a storage cupboard. The bathroom is fitted with a white matching three piece suite comprising panel, enclosed bath, pedestal, wash, hand basin, low level w.c, full height tiles to all walls and a window to the side elevation.

Externally to the front of the property twin gates lead to a driveway, providing parking for one vehicle. The front garden is lawned for ease of maintenance, with flower and shrub beds and borders. A side path leads to the rear enclosed garden, predominantly lawned with flower and shrub beds and borders. The property has the benefit of aluminium double glazing. The property has been in the family for 71 years.

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

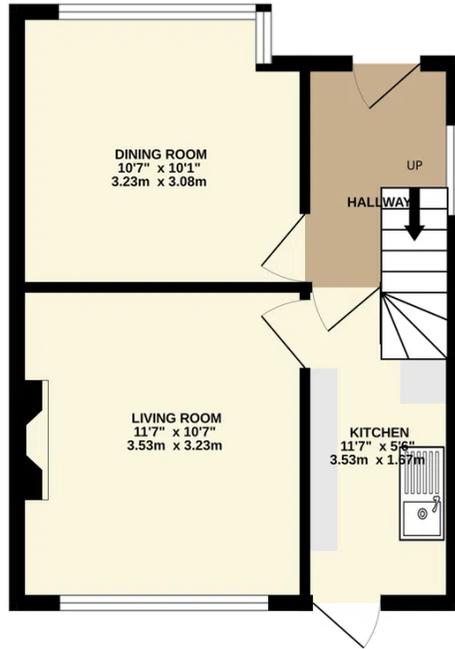
Mains water, electricity and mains drainage, mobile coverage good, broadband connection in the street FTTP (not connected).

BUYERS INFORMATION

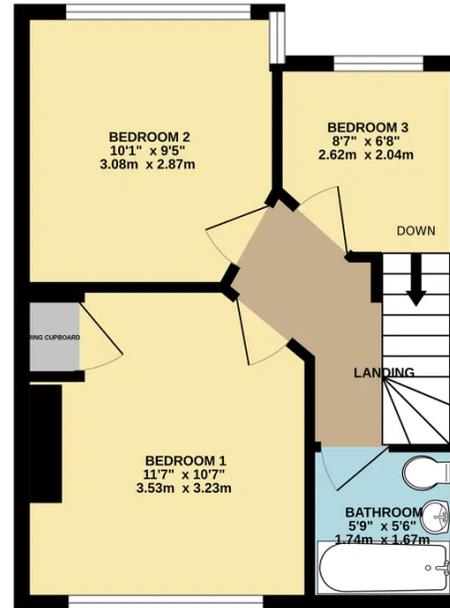
Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete.



GROUND FLOOR
332 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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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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		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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