

LAWSON

Estate Agency...Only Better



105 Wythburn Gardens, Estover, Plymouth, PL6 8TH

Plymouth

£200,000

A spacious three-bedroom end-terrace property located in a quiet residential cul-de-sac, offering easy access to local amenities. The living accommodation is arranged over two levels and comprises an entrance porch, entrance hall, lounge, dining room, and fitted kitchen on the ground floor. The first floor landing leads to a family bathroom and three double bedrooms, two of which benefit from built-in wardrobes/storage.

Externally, there are front and rear gardens.

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

LIVING ACCOMMODATION

Approached via a PVCu double-glazed front door to:

ENTRANCE PORCH

Two built-in storage cupboards and door to:

ENTRANCE HALL

Stairs to the first floor, understairs storage cupboard, and door to:

LOUNGE

PVCu double-glazed window to the rear, and radiator.

DINING ROOM

PVCu double-glazed French doors providing access to the rear garden and access to:

KITCHEN

Roll-edge work surfaces with cupboards and drawers under and matching wall units, one and a half bowl stainless steel sink unit with mixer tap, built-in electric oven and four-ring hob with extractor hood over, cupboard housing plumbing for a washing machine, tiled splashbacks, and a PVCu double-glazed window to the front.

FIRST FLOOR LANDING

Built-in cupboard housing the boiler which serves the domestic hot water and central heating system, access to the loft, and doors leading to all first-floor accommodation.

BEDROOM ONE

PVCu double-glazed window to the rear, built-in wardrobes with sliding mirrored doors, and radiator.

BEDROOM TWO

PVCu double-glazed window to the front, and radiator.

BEDROOM THREE

PVCu double-glazed window to the rear, radiator, and built-in storage.

BATHROOM

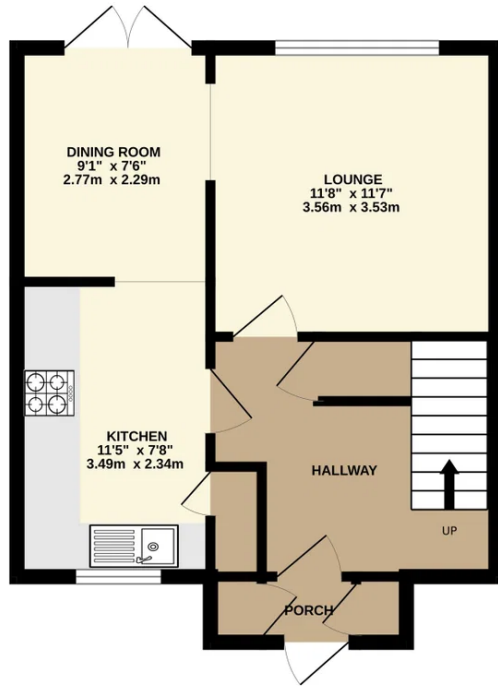
Matching suite comprising a corner bath with Mira shower over, low-level WC, pedestal wash hand basin, part-tiled walls, and two PVCu double-glazed windows to the front.

EXTERNALLY

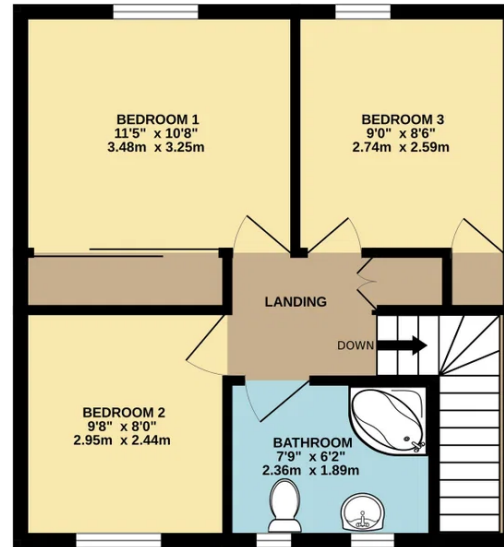
To the front, a pathway leads to the front door with an adjacent lawned garden. To the rear, there is a paved area leading to a level garden backing onto woodland and enclosed by fence boundaries.



GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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 'B' for council tax purposes and the amount payable for the year 2026/2027 is £1,899.22 (by internet enquiry with Plymouth City Council). These details are subject to change.

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. Copyright Lawson 2023.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(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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