

LAWSON
Estate Agency...Only Better



Sefton Avenue, Lipson, Plymouth
Plymouth

Guide Price £350,000

Lawson is delighted to market a deceptively spacious modern detached luxury family home in the heart of Lipson, just a short walk from all amenities and schooling. The property is approximately three years old, and benefits from split level accommodation comprising; a PVCu double glazed front door leading into an entrance vestibule; with wood effect flooring and solid wooden door to the cloakroom; with a low level W.C, pedestal wash hand basin, window to the side elevation and chrome towel rail. The kitchen/dining room is fitted with a matching range of base and eye level storage cupboards, with oak work surfaces, wood effect flooring, space for an American style fridge/freezer, five burner induction hob with filter canopy, Smeg combi microwave oven and further twin electric ovens, integral dishwasher and a one and a half bowl, stainless steel sink drainer unit with a mixer tap, windows to the front elevation and doorway to the garden, insert spotlights. A small flight of steps lead down to the sitting room; a light and airy room with a double aspect, wood effect flooring, LED spotlights and French doors leading out to the garden.

Ground floor lobby has a large walk in storage cupboard which goes beneath the stairs, carpeted stairs ascend to the second floor. Bedroom three, a small double with inset spotlights and a window to the rear elevation with views out over the playing fields and the railway. Bedroom four, a further small double has double aspect with windows to the side and rear elevations. Bedroom one a spacious double, vaulted ceiling, loft storage area, inset spotlights and a ceiling fan, window to the front elevation, wood effect flooring and en-suite; fitted with an oversized shower cubicle with a Myra electric shower unit with drencher head, tiled splashbacks, low level WC, pedestal wash hand basin with storage beneath, extractor fan, wood effect flooring and a chrome tower rail. A airing cupboard with a wall mounted combination boiler, radiator and slatted shelves. Bedroom two is a further large double with a window to the side elevation and inset spotlights. From the landing, a further small flight of steps leads up to a useful study area with spotlights.

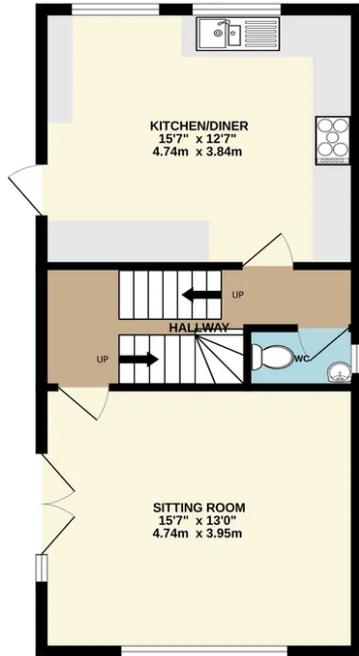
Externally to the front of the property there's a driveway providing parking for several vehicles. Just around the corner, there's a large tandem garage with an electric roller shutter door with power and light. The front garden is gravelled for ease of maintenance, whilst to the rear there is a large lawn area, deck terrace and flagged patio. The property has the benefit of PVC double glazing and gas fired central heating and is offered with no chain.

PLYMOUTH

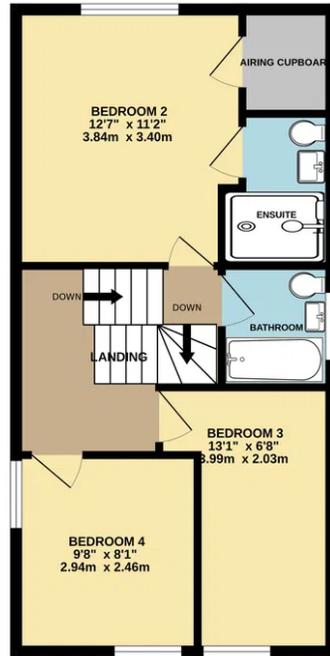
Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational 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.



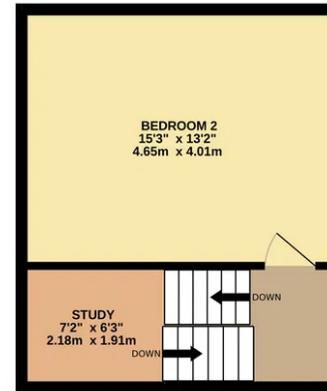
GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



2ND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA: 1268 sq.ft. (117.8 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 good, broadband connection FTTC available.

OUTGOINGS PLYMOUTH

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2026/2027 is £2,441.85 (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

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		94
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(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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