

Alexandra Terrace, Ford, Plymouth

Plymouth

£250,000

Lawson are delighted to market this beautifully appointed mid-terrace modern family home in a desirable, convenient location, just a short walk from all amenities, the dockyard, and excellent transport links. The property benefits from accommodation arranged over two floors, comprising a composite front door leading straight into a beautiful, light and airy, open plan lounge/dining room; fireplace with granite hearth and recessed storage cupboards, wood effect flooring, French doors leading to the west-facing rear garden and carpeted stairs to the first floor landing, spotlights. The cloakroom with a low level WC, wash hand basin and extractor. The kitchen is fitted with a matching range of base and eye level storage cupboards, with wood effect work surfaces, an electric Zanussi oven, four burner induction hob, filter canopy, one and a half bowl stainless steel sink drainer unit, space for an American fridge freezer, a window to the side and rear elevations and a doorway to the garden, a wall mounted, Ideal logic combination boiler, and spotlights. From the living room, carpeted stairs ascend to the first floor landing with loft access and moulded ceiling. A door to bedroom two, a spacious double with a window to the rear elevation, with fitted blinds and wood effect flooring. Bedroom one, a further double, has a window to the front with moulded ceiling and fitted blinds. Bedroom three, a large single has a window to the front elevation, with a built-in storage cupboard and a window to the front elevation. The shower room is fitted to a high standard with an oversized shower cubicle, a direct feed drencher head shower unit, low level WC, wash hand basin with storage beneath, extractor, and a window to the rear elevation.

Externally, to the front of the property the front garden is flagged for ease of maintenance, with an access to the side leading to the rear garden. The rear garden, a particular feature of the property, is fully wall enclosed and has a westerly aspect with a flag patio, AstroTurf lawn, leading to a large garage with power light and electric roller shutter door. The property has the benefit of PVC double glazing and gas-fired central heating via the Combi boiler, and is approximately 20 years old, 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
468 sq.ft. (43.5 sq.m.) approx.

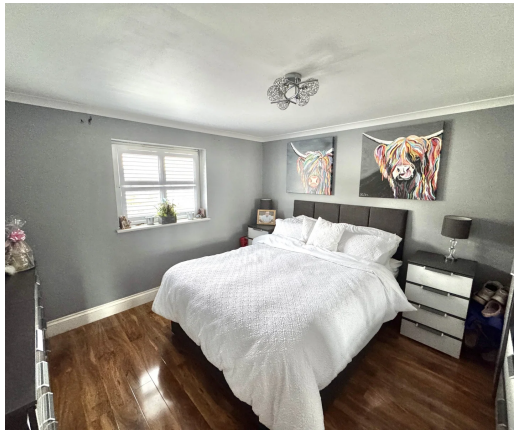
1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.

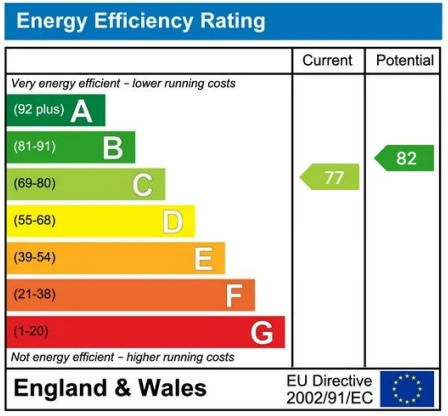


TOTAL FLOOR AREA : 938 sq.ft. (87.2 sq.m.) approx.

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.
Made with Metropix ©2026







OUTGOINGS PLYMOUTH

We understand the property is in band ' B' for council tax purposes and the amount payable for the year 2026/2027 is £1899.22(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 FTTP.

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.

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.







Lawson Property

3-5 Woolwell Crescent Plymouth Devon PL6 7RB

01752 791333

plymouth@lawsonproperty.co.uk

https://lawsonproperty.co.uk/

LAWSON

Estate Agency...**Only Better**