

**LAWSON**  
Estate Agency...Only Better



**Pym Valley Meadows, Leigham Manor Drive, Plymouth**

**Plymouth**

**£225,000**



A beautifully presented three bedroom fully residential detached park home situated in this secure gated community within this scenic setting of Plym Valley Meadows. The living accommodation which is well presented throughout in tasteful neutral colours comprises Entrance hall with built in storage, L shaped dual aspect living room with double doors opening on to the decked sun terrace, spacious kitchen with integrated appliances, family bathroom and three bedrooms. Bedroom one has the benefit of an en suite shower room.

Externally the property stands on a low maintenance level plot which incorporates artificial lawned front garden with adjacent paved driveway providing parking for approximately two/three cars leading to a paved side and rear garden; with a raised timber deck/sun terrace. The property benefits from PVCu double glazing and gas central heating and is being offered to the market with no onward chain. An internal viewing is highly recommended to truly appreciate this wonderful property.

### **RIVERSIDE PARK**

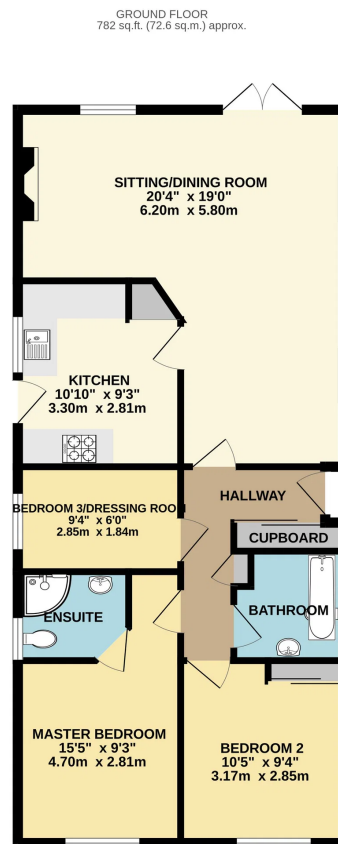
Riverside is a quiet, secluded countryside park located within a valley boarded by the River Plym and ancient woodland, open all year round with easy access to the A38 and Marshmills retail park and local superstore. Plym Valley Meadow is an exclusively over 50's gated community of twenty two fully residential park homes which also benefit from the free seasonal use of the parks outdoor swimming pool, restaurant and bar.

### **OUTGOINGS PLYMOUTH**

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2026/2027 is £1,627.90 (by internet enquiry with Plymouth City Council). These details are subject to change. A service charge of £200 pcm.







TOTAL FLOOR AREA: 782 sq.ft. (72.6 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.  
Made with Metropix 12/2026

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection ADSL.

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### 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.

### 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.







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