

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



**2 Leighton Road, Hartley Vale, Plymouth, PL3 5RT**

**Plymouth**

Guide Price

**£385,000**

Lawson are delighted to market this well appointed, extended, semi detached family home, just a short walk from all amenities and excellent transport links. The property benefits from extended accommodation arranged over three floors comprising; a double glazed front door leading to a large entrance porch with a slate flagged floor and inset spotlights, a half glazed inner door leads to the main hallway; with carpeted stairs to the first floor landing, understairs, storage and a window to the side elevation, oak flooring and a doorway leading to the sitting room; with a window to the front elevation, further oak flooring, a moulded ceiling and a feature cast iron fireplace with a tiled hearth.

From the hallway a doorway opens to the open plan kitchen/dining/family room, fitted with a high quality range of base and eye level units with quartz work surfaces, space for an American fridge freezer, space for range cooker, a Belfast sink and dishwasher, oak flooring, inset spotlights, Velux roof lights, and bi-folding doors to the rear garden. A doorway leads to utility room with plumbing for a washing machine and space for a tumble dryer, a vaulted ceiling with spotlights and Velux window and stable door to the rear garden. Downstairs cloakroom with a low level WC and pedestal wash and basin with storage beneath and a window to the side, extractor fan and spotlights.

From the main hallway, carpeted stairs ascend to the first floor landing, which has a window to the side elevation and a doorway to bedroom one; a spacious double with stripped wooden flooring, period fireplace and a window to the front elevation. Bedroom two, a further double has a window to the rear and bedroom three, a good single has a window to the front. The family bathroom is fitted with a high quality, matching four piece Victorian style suite with quadrant shower cubicle, folding glass screen and a direct feed shower unit, low level WC, a roll top bath with a shower mixer tap, the telephone style shower unit, telephone style shower mixer tap, pedestal wash hand basin, Chrome towel rail, half height tiling, inset spotlights and extractor, tiled flooring. Carpeted stairs ascend to the second floor to bedroom four, a large double built into the attic, with a large dormer to the rear, far reaching views, Velux windows to the front and en-suite shower room, low level, WC, pedestal wash hand basin, glazed shower cubicle with a direct feed shower unit, spotlights and extractor.

Externally to the front of the property, there's a driveway, providing parking for several vehicles. The front garden is hard landscaped. The rear garden has a large terrace and steps even down to a level lawn and decked area and is fully fenced and the hedge enclosed. There's a large garage and workshop with power and light. The property has the benefit of PVC double glazing and gas fired central heating.



## OUTGOINGS PLYMOUTH

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2025/2026 is £2067.04 (by internet enquiry with Plymouth City Council). These details are subject to change

## UTILITIES

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

## 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.

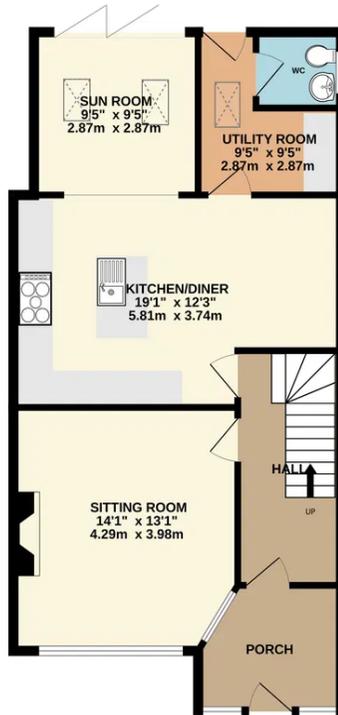
## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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.

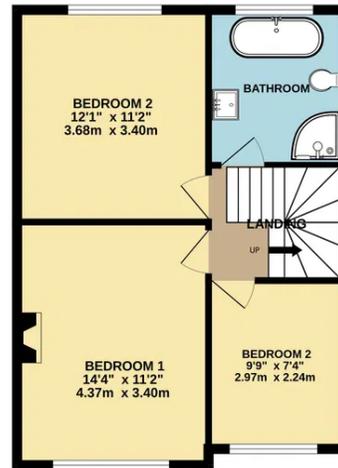
## BUYERS INFORMATION

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GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



2ND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1522 sq.ft. (141.4 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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| Energy Efficiency Rating                    |   | Current                    | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs |   |                            |           |
| (92 plus)                                   | A |                            |           |
| (81-91)                                     | B |                            | 84        |
| (69-80)                                     | C |                            |           |
| (55-68)                                     | D | 66                         |           |
| (39-54)                                     | E |                            |           |
| (21-38)                                     | F |                            |           |
| (1-20)                                      | G |                            |           |
| Not energy efficient - higher running costs |   |                            |           |
| England & Wales                             |   | EU Directive<br>2002/91/EC |           |



## Lawson Property

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