



LAWSON
Estate Agency...Only Better

Ingra Walk, Roborough, Plymouth, PL6 7DF

Plymouth

£215,000

A three bedroom end-terrace property benefitting from a west-facing garden, situated in a sought-after location with easy access to local amenities. The accommodation, which is well presented throughout in tasteful neutral colours, is arranged over two floors and comprises an entrance hall, kitchen/dining room and living room on the ground floor.

To the first floor, the landing leads to three bedrooms and a modern family bathroom.

Externally, the property offers well-maintained, low-maintenance gardens to both the front and rear.

The property benefits from PVCu double glazing, gas central heating and solar panels. An internal viewing is highly recommended to fully appreciate this lovely family home.

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.

BELLIVER

Belliver is a popular residential area on the north of Plymouth with good access to the City Centre via regular bus routes. The area benefits from a range of local amenities and excellent shopping nearby at Woolwell, including Tesco Extra and Lidl. It is also well placed for families, with Bickleigh Down Church of England Primary School and Widewell Primary Academy within walking distance. Close to Dartmoor National Park, Belliver offers easy access to beautiful countryside while remaining well connected to the city, making it a convenient and well-located place to live.

PLYMOUTH

Plymouth is a vibrant and historic coastal city, renowned for its stunning waterfront and one of the largest natural harbours in the world. Surrounded by beautiful countryside, the city enjoys close proximity to Dartmoor National Park, offering over 300 square miles of breathtaking landscapes and exceptional opportunities for walking, cycling and outdoor pursuits. With a population of over 250,000, Plymouth provides an excellent range of shopping, educational and leisure facilities, together with a thriving cultural scene. The city is well connected, benefiting from mainline rail services with direct routes to London Paddington and Penzance. Further enhancing its appeal, Brittany Ferries operates regular seasonal crossings to France and northern Spain, making Plymouth an ideal location for both convenient living and coastal lifestyle.



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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.

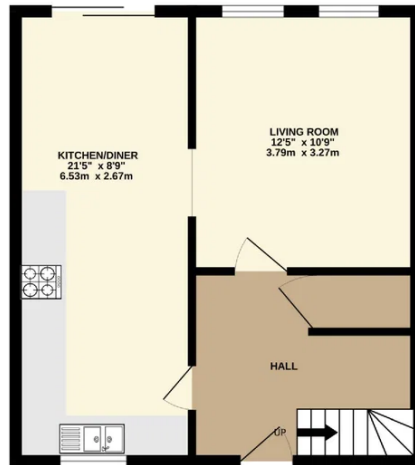
FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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.

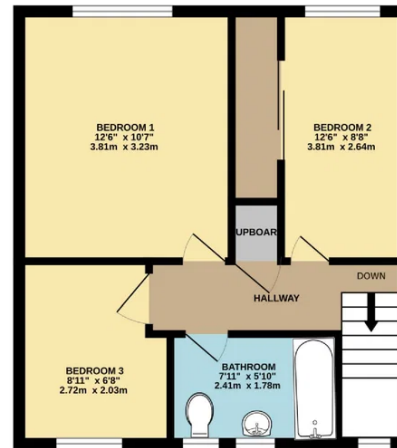
BUYERS INFORMATION

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.

GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	88	
(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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