



**48 Squirrel Close, Plymouth**  
Plymouth

**£272,500**

## FULL DESCRIPTION

Lawson are delighted to market this beautifully appointed mid-terrace modern townhouse, situated just a short walk from local amenities and schooling. The property offers modern accommodation arranged over three floors, comprising a composite front door leading into a entrance hall. There is an integral door providing access to an oversized garage with an up-and-over door, power and light. Off the entrance hall, there is also a large understairs storage cupboard with lighting. The hallway opens through to a utility room with plumbing for a washing machine, space for a tumble dryer, and housing a wall-mounted Baxi combination boiler. A PVCu double-glazed door leads to a rear covered terrace with power and light. There is also a downstairs cloakroom fitted with a low-level WC and pedestal wash hand basin, and a window to the side elevation.

From the main hallway, carpeted stairs ascend to the first-floor landing, which opens into a light and spacious open-plan living room with wood-effect flooring and a window to the rear elevation overlooking the garden and neighbouring allotments. The kitchen is fitted with a matching range of base and eye level storage cupboards with post-formed and roll-top wood-effect work surfaces, a one-and-a-half bowl stainless steel sink and drainer with a mixer tap, plumbing for a dishwasher, an integral electric oven, four-burner hob with filter canopy, and space for a fridge freezer.

Bedroom four is a good-sized single room with a window to the rear enjoying a pleasant aspect.

Carpeted stairs ascend to the second-floor landing, with a doorway opening to the family bathroom, fitted with a matching white three-piece suite comprising a low-level WC, pedestal wash hand basin, and panel-enclosed bath with direct-feed shower over, tiled splashbacks, and glass screen.

Bedroom one is a spacious double with a window to the rear elevation with far-reaching views. Bedroom two is a further double with a window to the front elevation. Bedroom three is a smaller double with a window to the rear elevation and pull-down loft access.

Externally, to the rear of the property is a very pleasant, well-maintained lawned garden, which is fully fence enclosed with gravel borders and shrubs.

There is an annual service charge of £476.40 which includes maintenance of the grounds.

**Agents Note** - The current owners purchased this property via a house buying scheme but the property is being sold on a 100% freehold basis.

## 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.



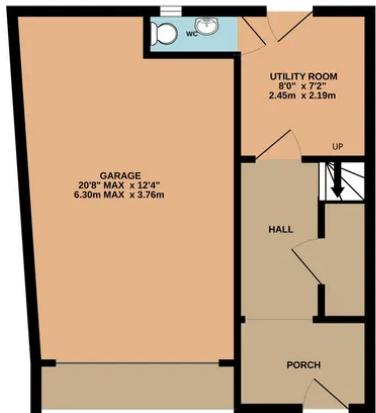
## UTILITIES

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

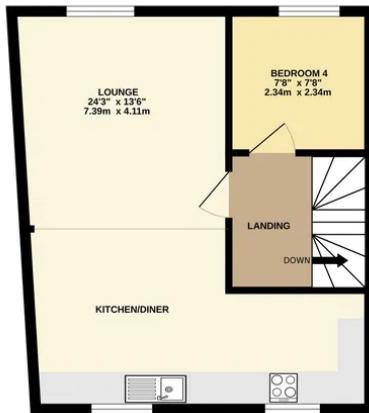
## OUTGOINGS PLYMOUTH

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2025/2026 is £2,067.04 (by internet enquiry with Plymouth City Council). These details are subject to change.

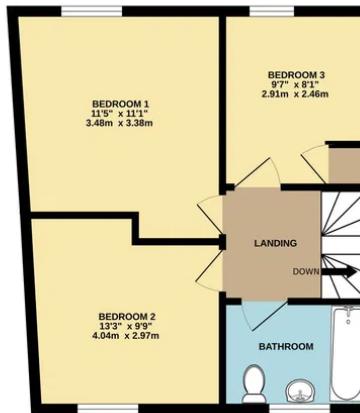
GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



2ND FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 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.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(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

## 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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