

LAWSON
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13 Little Ash Gardens, Saltash Passage, Plymouth, PL5 1JZ

Plymouth

Offers Over
£280,000

Lawson are delighted to market this much-loved, beautifully appointed and well-maintained detached bungalow, situated in Saltash Passage, just a very short walk from the River Tamar and all the local amenities. The property also benefits from views of the river and the Tamar Bridge.

The accommodation comprises a wooden front door leading to an entrance hall, which is carpeted, with a further door to the sitting room. The sitting room has a large bay window to the front elevation, beamed ceiling, and fireplace with a wooden surround, stone back panel and hearth.

Bedroom one is a spacious double with a window to the rear elevation and fitted wardrobes. Bedroom two is a further double with a window to the front with views.

The shower room is fitted with a matching white three-piece suite comprising low-level WC, pedestal wash hand basin, and a corner shower with a folding glass screen and a Mira Go electric shower, full height tiling to all walls, window to the side elevation and loft access.

The kitchen is fitted with a matching range of base and eye-level storage cupboards with post-formed roll-top work surfaces, space for a fridge and freezer, an electric Whirlpool oven, four-burner electric Candy hob and filter canopy. Wood-effect flooring and a doorway to the rear utility porch.

The utility porch has plumbing for a washing machine, space for a tumble dryer and a wall-mounted Vaillant combination boiler.

Externally, the property is approached via twin gates leading to a driveway and parking area, with access to a large garage with an up-and-over door, power and light, and workshop area. The gardens are well maintained and predominantly laid to lawn, with hedge and fence enclosed boundaries, flower and shrub beds and borders. To the rear, there is an attractive terrace with a vegetable bed and shed.

The property is offered with no onward chain and benefits from PVCu double glazing and gas-fired central heating.

PLYMOUTH

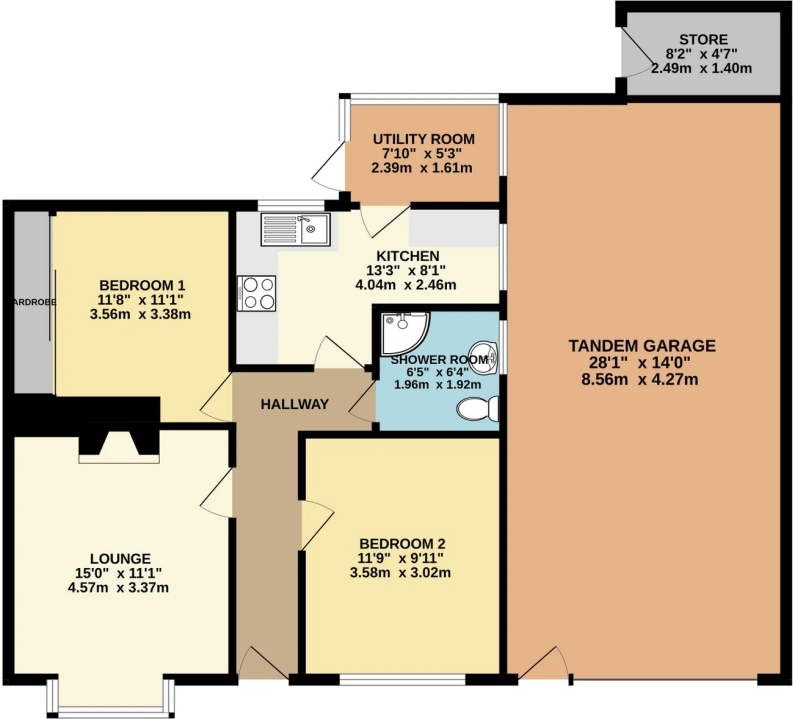
Plymouth is a vibrant and historic coastal city, renowned for its stunning waterfront and one of the largest natural harbours in the world. Surrounded by beautiful countryside, the city enjoys close proximity to Dartmoor National Park, offering over 300 square miles of breathtaking landscapes and exceptional 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.



GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA: 1046 sq.ft. (97.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 soon 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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UTILITIES

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

OUTGOINGS PLYMOUTH

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2026/2027 is £2,170.53 (by internet enquiry with Plymouth City Council). These details are subject to change.

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

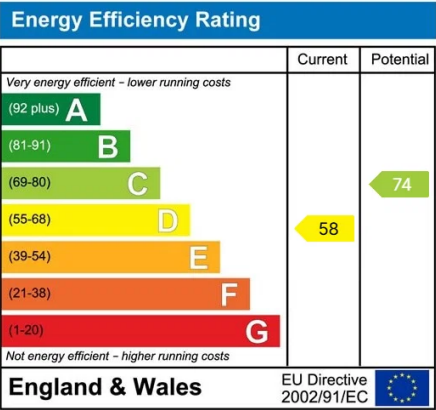
Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

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.





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