



LAWSON
Estate Agency...Only Better



1 Princess Avenue, West Park, Plymouth, PL5 2NZ

Plymouth

£230,000

Lawson are delighted to market this well appointed and much loved semi-detached family home. The property has undergone modernisation in recent years and now provides adaptable accommodation arranged over two floors, comprising a large front porch with a PVCu double-glazed window to the front elevation and an inner PVCu door leading into the main hallway. The hallway has wood effect flooring, carpeted stairs to the first-floor landing with understairs storage, and an opening straight through to the kitchen/dining room.

The kitchen/dining room is an L-shaped room with French doors opening onto the rear garden and is fitted with a matching range of base and eye-level units, a integrated fridge freezer, cooker, hob and extractor hood, plumbing for a washing machine, a stainless steel sink and drainer unit, window to the rear elevation, with an additional window to the front elevation, inset spotlights and wood effect flooring throughout. A door opens into the sitting room with a large bay window to the front elevation and wood effect flooring.

Carpeted stairs ascend the to the first floor landing with loft access.

Bedroom one is a spacious double bedroom with a large bay window to the front elevation. Bedroom two is a further double bedroom with a window to the rear elevation enjoying far reaching distant Moorland views. Bedroom three is a large single bedroom with a built-in cabin bed and a window to the front elevation.

The family bathroom is fitted with a modern three-piece suite comprising a low-level WC, wash hand basin with storage beneath and waterfall tap, and a bath with a direct-feed drencher shower over, tiled splashbacks, a window to the rear elevation, and a chrome heated towel rail.

Externally, to the front of the property, there is a large driveway providing off road parking with a lawned garden, raised planting beds and a storage shed. The front garden is enclosed by fencing.

The rear garden is also fully enclosed with a decked terrace, raised beds and a gravelled patio area.

The property also benefits from PVCu double glazing, gas fired central heating, and is being offered to the market with no onward chain.

WEST PARK

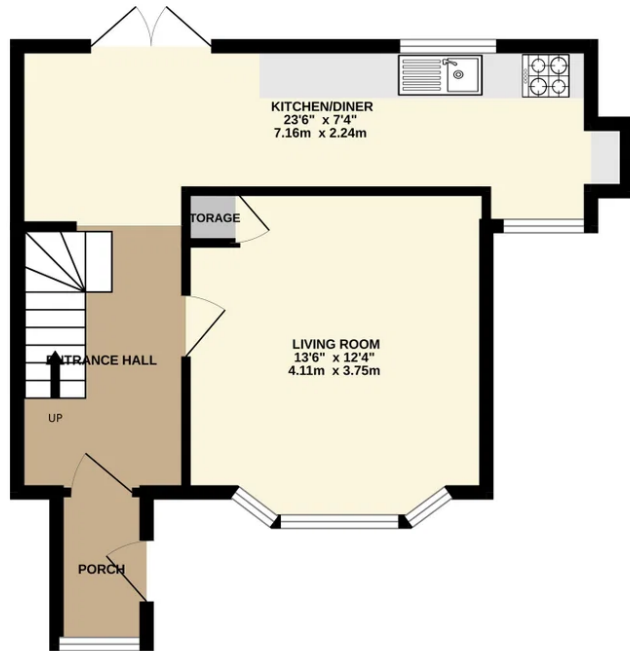
West Park is a popular residential area of Plymouth, offering a mix of traditional family homes, bungalows and more modern properties. The area benefits from a range of local amenities, including convenience stores, takeaways, cafés and everyday services, with further shopping available nearby at Transit Way Retail Park. Excellent transport links provide easy access to Plymouth city centre, Derriford Hospital, Plymouth Business Park and the A38 Devon Expressway.

Education is well catered for, with primary provision including West Park Primary School and nearby Knowle Primary School, while secondary education is available at All Saints Academy Plymouth and Sir John Hunt Community Sports College.

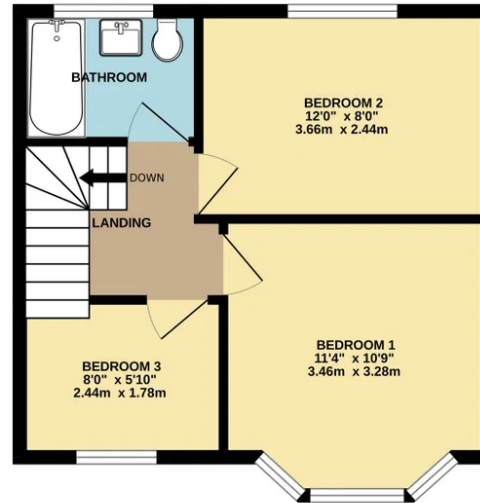
West Park remains a sought-after location for families, professionals and retirees alike, offering a strong sense of community, convenient local facilities and excellent access to Plymouth's major employment, retail and leisure destinations.



GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



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.
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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 '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.

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.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 67 | |
| (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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