

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



**14 Home Sweet Home Terrace, Cattedown, Plymouth, PL4 0QJ**

**£159,950**

## FULL DESCRIPTION

Lawson are delighted to market this well-appointed terraced cottage, just a short walk from all amenities, schooling, and Plymouth City Centre. The property benefits from accommodation arranged over two floors and comprises a PVCu double-glazed front door leading to an entrance porch with coat hooks, and an inner door to the lounge. The lounge has a bay window to the front elevation and a wooden fire surround and mantle. A doorway leads to the kitchen/breakfast room, which is fitted with a matching range of base and eye-level storage cupboards, an electric Lamona oven, four-burner hob and filter canopy, attractive tiled splashbacks, an acrylic sink drainer unit with mixer tap, extractor fan, a window to the rear elevation, and a doorway to the rear garden.

There is understairs storage and a doorway into the bathroom, which is fitted with a matching white three-piece suite comprising a panel-enclosed bath with Triton electric shower over, tiled splashbacks, low-level WC, pedestal wash hand basin, extractor fan, and a window to the side elevation.

From the kitchen/breakfast room, carpeted stairs ascend to the first-floor landing, with a doorway to Bedroom one, a spacious double with a built-in storage cupboard and a window to the front elevation. Bedroom two, a smaller double, has a window to the rear overlooking the courtyard garden with views towards Plymouth City Centre, and a wall-mounted Baxi gas combination boiler.

Externally, a particular feature of the property is the south-west facing rear courtyard garden with a raised decked terrace, flagged patio, and gravel bed.

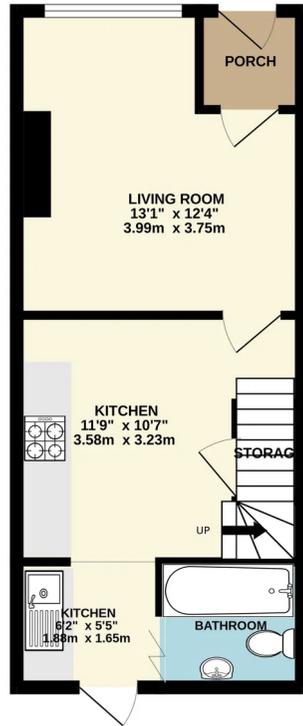
The property benefits from gas-fired central heating, PVCu double glazing, and is offered with no onward chain.

## CATTEDOWN

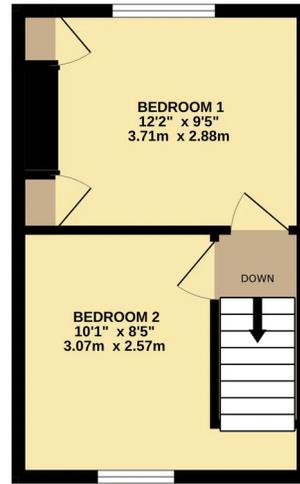
Cattedown is an inner city suburb approximately 1.25 miles from Plymouth's City Centre. Its position beside the River Plym estuary just short of the mouth led to its early settlement. You can walk to city centre, via The Barbican, across a locking gate at Sutton Harbour. It is said that its name came from a rocky outcrop in this area that overlooked the Plym estuary and mouth of the river and looked like a cat; lending its name to the area and the area of water around it: the 'Cattewater'. Predominated by Edwardian properties, the area is also home to TR2 (part of The Theatre Royal), The Plymouth Marine Aquarium and offers ease of access to Plymstock and the Devon coast and beaches beyond and served by Prince Rock Primary School. There are cafés, local shops, the Barbican Leisure Centre (bowling, dining, multi-screen cinema complex). Miller & Carter hostelry is also within the suburb.



GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq.ft. (55.1 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 'A' for council tax purposes and the amount payable for the year 2025/2026 is £1,550.28 (by internet enquiry with Plymouth City Council). These details are subject to change.

## 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Lawson Property

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