

Patterdale Close, Thornbury, Plymouth, PL6 8XA

£225,000

Plymouth

Lawson are delighted to market this well appointed terrace family home, just a short walk from all amenities, excellent schooling and transport links, the property benefits from well maintained accommodation arranged over two floors comprising; a PVC double glazed front door leading into an entrance vestibule with wood effect flooring and understairs storage. A doorway opens into an open plan kitchen/dining room fitted with a matching range of base and eye level storage cupboards with post formed and roll top work surfaces, a one and a half bowl stainless steel sink drainer unit with mixer tap, an electric oven, electric hob and filter canopy, space for a fridge, freezer, an integral washer, and dishwasher, wood effect flooring the dining area has French doors leading out to the south facing garden, an opening through to the sitting room a spacious room with two windows to the rear elevation, wood effect flooring and a moulded ceiling. From the entrance hall, dog legged staircase with a window to the front elevation leads to the first floor landing with a loft access and airing cupboard, housing a wall mounted combination boiler.

Bedroom one, a spacious double with window to the rear elevation overlooking parkland. Bedroom two, a further double, again has a window to the rear overlooking the park. Bedroom three, a good single has a window to the front. The family bathroom has been upgraded to a high standard, with a matching three piece suite comprising bath with a with a waterfall tap, Mira electric shower, low level WC, pedestal wash and basin, waterfall tap and storage beneath, easy clean splash backs and windows to the front elevation and extractor fan.

Externally to the front of the property, there's a driveway providing parking. The front garden is lawned and terraced, to the rear, a particular feature of the home is its south facing rear garden, which backs on to the neighbouring parkland with a private access gate, a brick herringbone patio and a level lawn and outside tap.

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.

THORNBURY
Thornbury is located approximately three miles north of Plymouth City Centre and it is a pocket of residential properties sandwiched between Derriford Hospital and the nearby Asda shopping centre. The are is served by its own local shop, an excellent bus route and a popular primary school. Tor Bridge High is located less than half a mile from the area of Nuffield Health & Leisure Club. Both the major employers of the University of St Mark & St John and Derriford Hospital is nearby. Dartmoor National Park is located approximately four miles away.

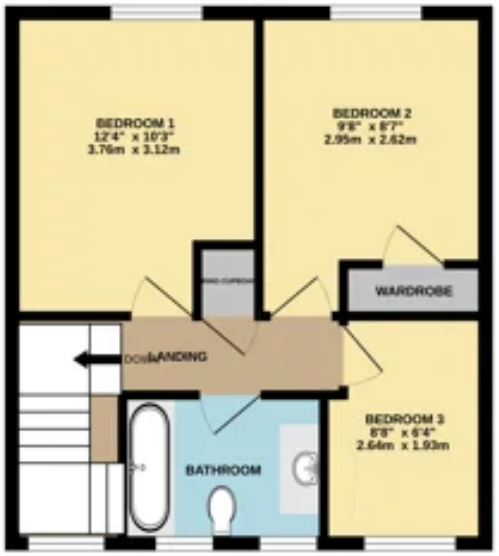




GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.

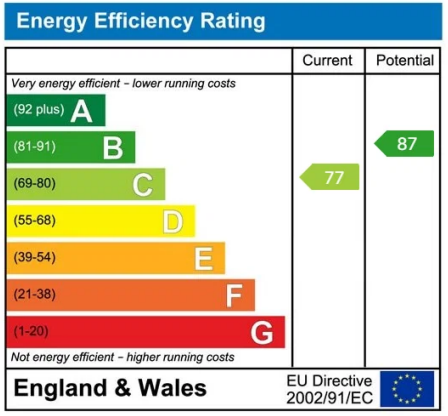


TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.

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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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

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Lawson Property

3-5 Woolwell Crescent Plymouth Devon PL6 7RB

01752 791333

plymouth@lawsonproperty.co.uk

https://lawsonproperty.co.uk/

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