

Hessary Drive, Roborough, Plymouth

Plymouth

£215,000

A spacious three-bedroom end terrace property, situated in a quiet off-road position, backing onto woodland within a highly sought-after location, offering easy access to local amenities. The living accommodation, which is well-presented throughout in tasteful neutral colours and benefits from a new kitchen and bathroom within the last five years is arranged over two levels comprising entrance hall, lounge, dining room and modern fitted kitchen on the ground floor on the first floor landing leads to three bedrooms and a family bathroom.

Externally, there are well-maintained front and rear gardens. The property also benefits from PVCu double glazing and gas central heating. Internal viewing is highly recommended to truly appreciate this lovely family home.

The living accommodation

Covered entrance porch with adjacent storage cupboard leads to a PVCu double glazed front door to.

ENTRANCE HALL

Stairs to first floor, under stairs storage cupboard, radiator door to.

LOUNGE

Two PVCu double glazed windows to rear, radiator door to.

DINING ROOM

PVCu double glazed French doors to rear garden, radiator, access to.

KITCHEN

Quartz work surfaces with cupboards and drawers under and matching wall units, single drainer one and a half bowl sink unit with mixer tap, built-in electric oven and four ring hob with extractor head over, built-in washing machine, PVCu double glazed window to front.

FIRST FLOOR LANDING
First floor accommodation, built-in storage cupboard housing gas boiler which serves domestic hot water and central heating system, radiator door to.

BEDROOM ONE
PVCu double glazed window to rear.

BEDROOM TWO
PVCu double glazed window to rear.

BEDROOM THREE
PVCu double glazed window to front.

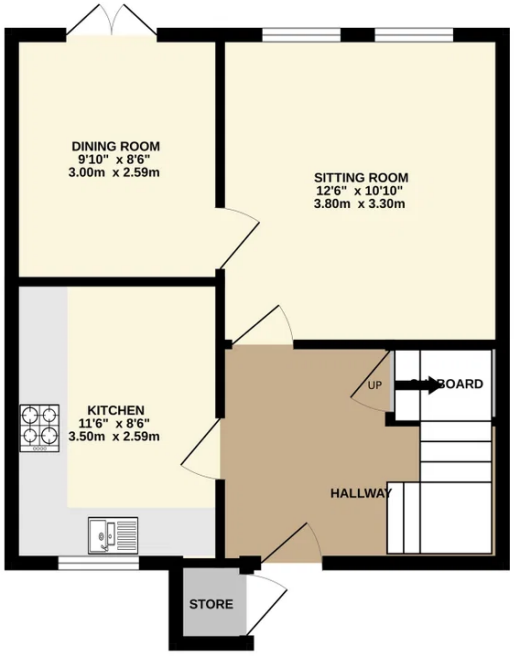
BATHROOM
Matching suite comprising panel bath with mixer tap and rain head shower over, low level WC, wash hand basin with storage under, fully tiled walls, tiled floor, heated towel rail, two PVCu double glazed frosted windows to rear.

EXTERNALLY
Front- steps to front door with adjacent lawned garden.
Rear - paved area enclosed by chrome and glass balustrade leads to an artificial lawned garden enclosed by fence boundaries and backing onto woodland.

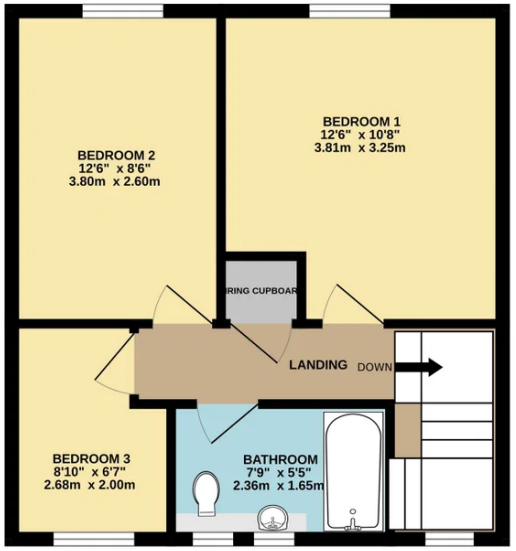




GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.

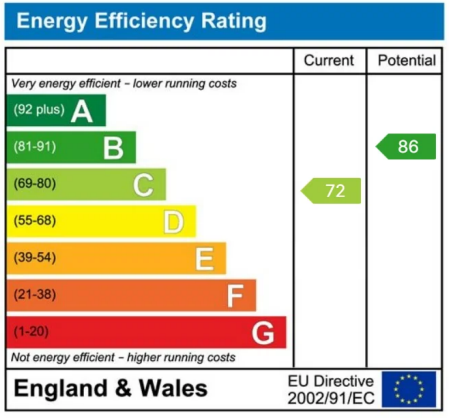


TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.

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.
Made with Metropix ©2026







OUTGOINGS PLYMOUTH

We understand the property is in band 'B ' for council tax purposes and the amount payable for the year 2026/2027 is £1899.22 (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.







Lawson Property

3-5 Woolwell Crescent Plymouth Devon PL6 7RB

01752 791333

plymouth@lawsonproperty.co.uk

https://lawsonproperty.co.uk/

LAWSON

Estate Agency...**Only Better**