

LAWSON
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28 Long Down Gardens, Mainstone, Plymouth, PL6 8SB

Plymouth

£300,000

A superb, extended three bedroom semi-detached property, situated towards the end of a quiet residential cul-de-sac, backing onto a field and offering easy access to local amenities. The living accommodation, which is well presented throughout in tasteful neutral colours, is arranged over two levels and comprises an entrance hall, lounge, dining room, and a comprehensively fitted kitchen/breakfast room on the ground floor. On the first floor, the landing leads to a family bathroom and three bedrooms.

Externally, to the front of the property there is a driveway for several vehicles leading to a single garage with an adjacent garden. At the rear, there is a low maintenance, well maintained garden.

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

LIVING ACCOMMODATION

Approached through PVCu double-glazed front door to:

ENTRANCE HALL

Stairs to the first floor, radiator, and door to:

LOUNGE

PVCu double-glazed window to the front, living flame effect fire with wooden mantel over, and access to:

DINING ROOM

Radiator and folding door to:

KITCHEN/BREAKFAST ROOM

Roll edge worksurfaces with cupboards and drawers under and matching wall units, single drainer one and a half bowl stainless steel sink unit with mixer tap, built-in electric oven and four ring hob with extractor hood over, plumbing for washing machine, built-in fridge/freezer and dishwasher, radiator, PVCu double-glazed window to the rear, and PVCu double-glazed sliding patio doors to the garden.

FIRST FLOOR LANDING

Doors to all first-floor accommodation, with access to the loft.

BEDROOM ONE

PVCu double-glazed window to the front and radiator.

BEDROOM TWO

PVCu double-glazed window to the rear, radiator, and built-in wardrobes.

BEDROOM THREE

PVCu double-glazed window to the front and radiator.

BATHROOM

Matching suite comprising panelled bath, low-level WC, wash hand basin with storage under, tiled shower cubicle with inset Triton electric shower, heated towel rail, and PVCu double-glazed window to the rear.

EXTERNALLY

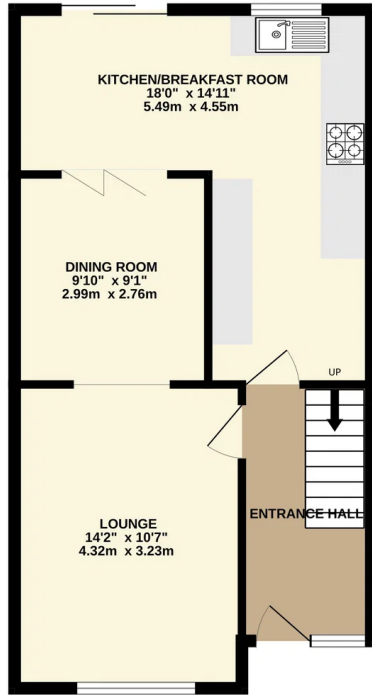
To the front, there is a driveway providing parking for several vehicles leading to the garage with an adjacent lawned garden. To the rear, a decking area leads to a paved garden incorporating several established plants and shrubs, along with a large timber shed (to remain), all enclosed by fenced boundaries.

GARAGE

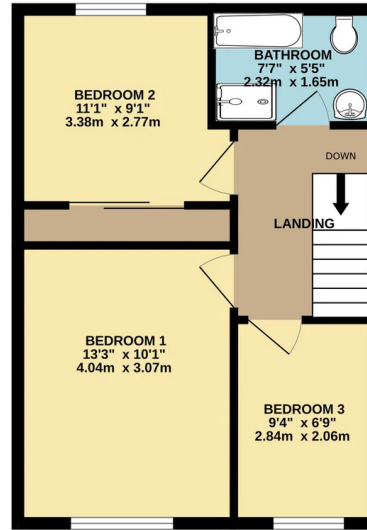
Metal up-and-over door.



GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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.
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UTILITIES

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

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.

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

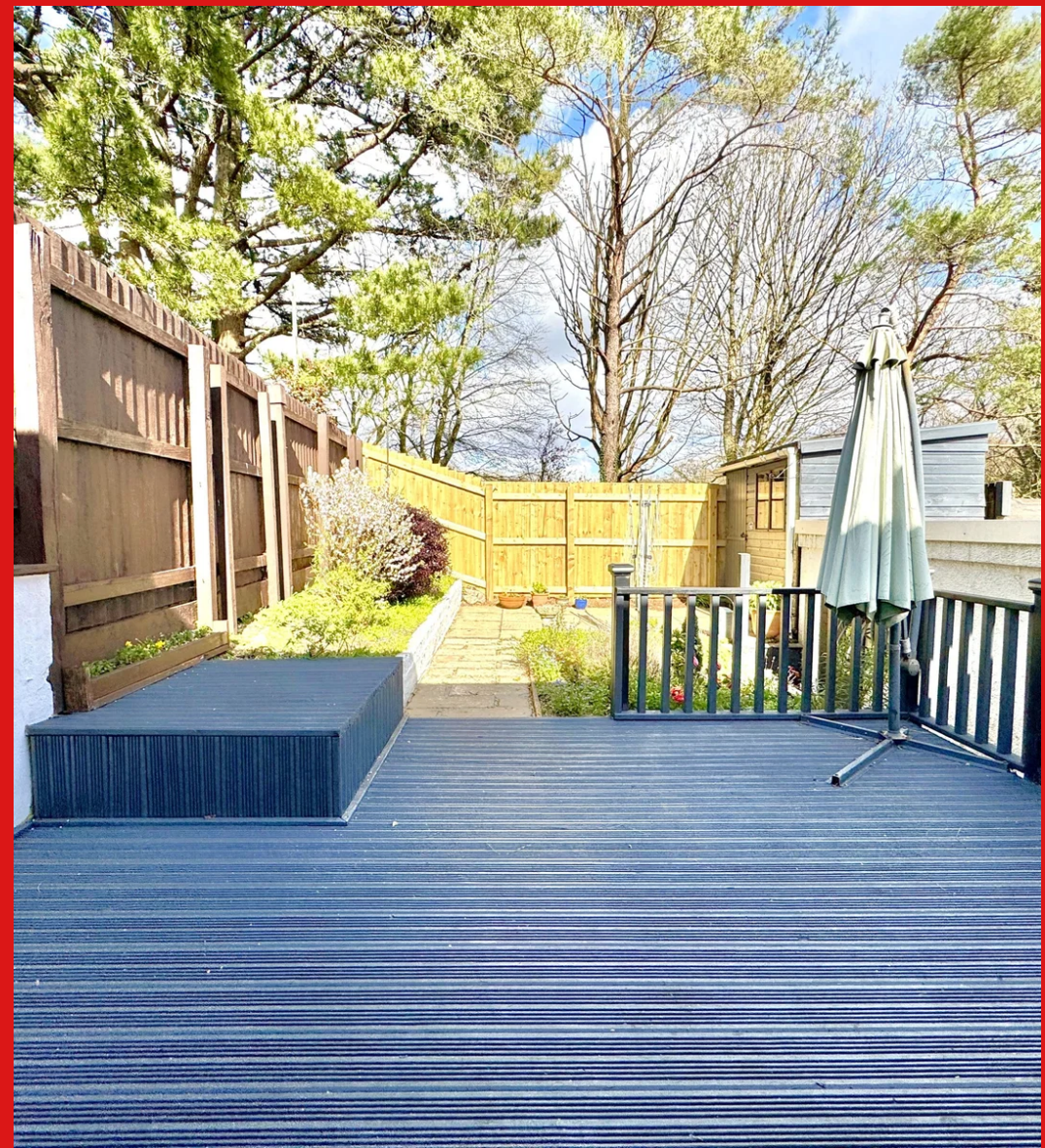
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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