

Price £600,000

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MERRIDEN, BURRATOR ROAD, DOUSLAND, PL20 6NF

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

FULL DESCRIPTION

Lawson are delighted to market this very spacious, well-maintained much-loved detached family home in the heart of Dousland, just a short walk from open moorland and Burrator Reservoir. The property offers character accommodation arranged over two floors. A PVCu double-glazed front door leads into a large entrance hall with herringbone parquet flooring and bi-folding doors opening directly into a fantastic, light and airy, south-facing living room. This impressive space features further parquet flooring, a wood-burning stove with a feature oak mantel and sliding patio doors that open onto the garden.

The spacious kitchen/dining room has further patio doors leading out to the garden. The kitchen is fitted with a matching range of base and eye-level storage cupboards, post-formed and roll-top work surfaces, and a breakfast bar with a solid wood worktop, a four-burner Zanussi induction hob, a filter canopy, a Zanussi oven, an integrated dishwasher, and space for a fridge freezer.

On the ground floor, a doorway leads to the bathroom, which is fitted with a matching white three-piece suite, comprising a low-level WC, a pedestal wash hand basin with storage beneath, a double-ended bath with a shower mixer tap, and a chrome towel rail.

Bedroom three is a spacious double aspect room with windows to the front and side elevation and a fitted storage cupboard. Bedroom four is another double aspect room with windows to the side and front elevation and fitted storage cupboard. Bedroom five is another double, with a window to the side elevation and an en-suite wet room, which includes a direct-feed shower unit, tiled splashbacks, a low-level WC, and a pedestal wash hand basin.

A doorway leads into a family room, which has a window to the side elevation and bi folding doors opening onto a rear terrace. This room is fitted with a range of kitchen units. Bedroom five and this room are currently being used as an annex.

From the main hallway, carpeted stairs ascend to the first-floor landing, which benefits from Velux windows to the front elevation, and a painted handrail with spindles. Bedroom one is a spacious double room with windows to both the front and rear elevations, enjoying far-reaching views. Bedroom two is an L-shaped double room with a window overlooking the rear garden. The shower room is fitted with an oversized shower cubicle, a pedestal wash hand basin with tiled splashbacks, a low-level WC, and a Velux window.

Externally, the front of the property there is a driveway providing parking for several vehicles, enclosed by hedging and housing an LPG storage tank. There is a garage with an up-and-over door, leading through to a rear utility area.

A particular feature of the home is the extensive, southwest-facing, fully enclosed rear garden. A large, flagged terrace leads down to a generous lawn with flower beds and borders, garden storage, and a beautiful aspect.

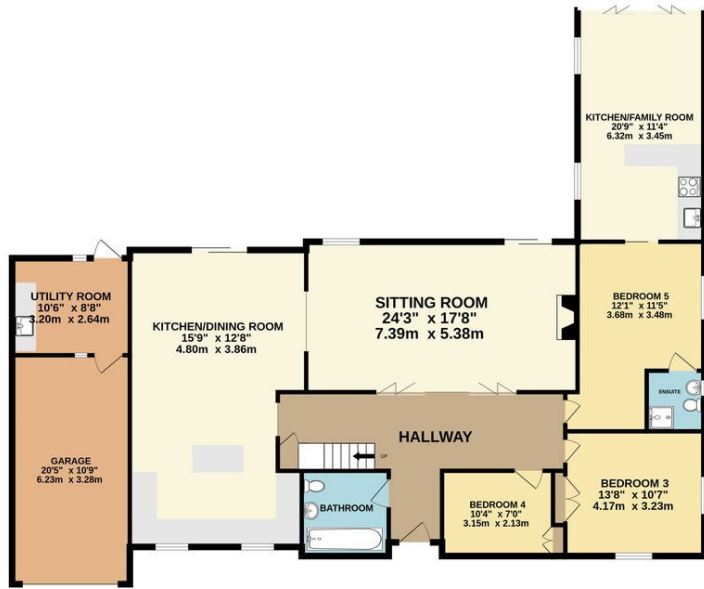
The property benefits from PVCu double glazing and gas-fired central heating via the wall mounted Worcester combination boiler location in the utility.

UTILITIES

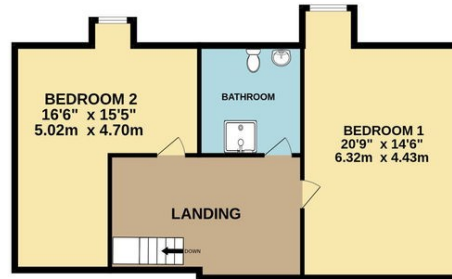
Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection ADSL and FTTC.



GROUND FLOOR
1942 sq.ft. (180.5 sq.m.) approx.



1ST FLOOR
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA : 2788 sq.ft. (259.0 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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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.

SERVICES

Mains water, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2024/2025 is £2,920.73 (by internet enquiry with West Devon Borough Council). These details are subject to change

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 2025.

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). 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.

