

**Guide Price £150,000**



**2 HARTLEY COURT, MANNAMEAD, PLYMOUTH, PL3 5JN**

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

## FULL DESCRIPTION

Lawson are delighted to market this beautifully appointed renovated cluster house in Hartley Court, a well maintained development of houses and apartments. The property benefits from an upgraded accommodation comprising, a PVCu double glazed entrance porch with storage cupboard and an glass inner door to the lounge/dining room. The lounge/dining has a window to the side elevation, carpeted stairs to the first floor landing and an opening into the kitchen.

The kitchen has been refitted to an incredibly high standard with a matching range of base and eye level storage cupboards with post formed and roll top worksurfaces, a stainless steel sink drain unit with a mixer tap and attractive blue splash backs, four burner electric hob, filter canopy, electric oven, fridge freezer, washer/dryer to remain, large under stair storage cupboard, spotlights and a window to the front elevation.

Carpeted stairs ascend to the first floor landing with a small loft access, a wall mounted Worcester combination boiler and a doorway into the bedroom; a large double room with a full range of fitted wardrobes with shelving and hanging and a window to the front elevation overlooking the development, communal gardens and The Moors in the distance. The shower room has also been refitted to an incredibly high standard with a matching white three piece suite comprising, a corner shower with a direct feed shower unit, low level WC, pedestal wash hand basin, easy clean splash backs, window to the front elevation and an extractor fan.

Externally, there is allocated parking for one vehicle and well maintained communal grounds.

There is a maintenance charge of £240 per annum paid quarterly which covers the upkeep of the communal grounds and lighting.

## UTILITIES

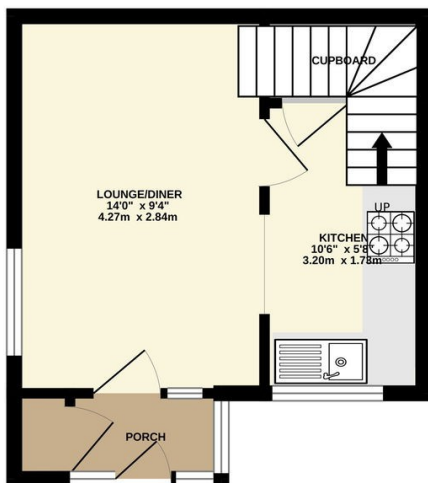
Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection is FTTC and ADSL available.

## MANNAMEAD

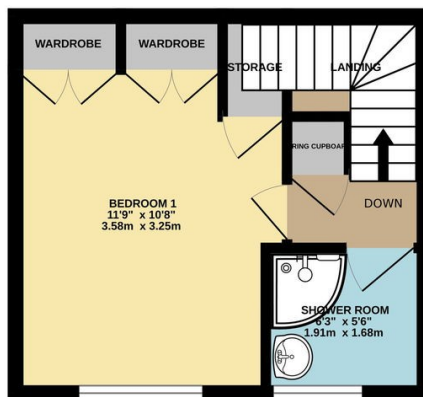
The highly sought after Mannamead area of the City is a suburb famed for its wide, leafy avenues and large detached, semi-detached residences and grand villas. The late Victorian Anglican Emmanuel church provides a distinctive local landmark and Mannamead Road itself serves as one of the city's principal commuting routes. There is well-regarded state and private schooling nearby, including Plymouth College, Kings Primary School, Compton C of E Primary School and Hyde Park Primary School and a small selection of local shops, the area borders Hartley, Higher Compton and Peverell and continues to be a desirable purchase location. Plymouth City Centre is approximately 1.5 miles away, Henders Corner offers local amenities in the heart of the suburb, whilst Mutley Plain offers many amenities and is the neighbouring borough. The A38, is located on Mannamead's North eastern border, therefore easy access is assured, in and out of the area.



GROUND FLOOR  
238 sq.ft. (22.1 sq.m.) approx.



1ST FLOOR  
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 451 sq.ft. (41.9 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 'A' for council tax purposes and the amount payable for the year 2024/2025 is £1,550.28 (by internet enquiry with Plymouth City 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 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). 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

