

**LAWSON**  
Estate Agency...Only Better



**71 Wentwood Gardens, Thornbury, Plymouth, PL6 8TE**

**Plymouth**

Guide Price

**£120,000**

A two bedroom purpose-built first-floor maisonette, benefiting from an additional attic room, requiring modernisation situated at the end of a popular residential cul-de-sac offering easy access to local amenities and nearby Derriford Hospital. The living accommodation, comprises an entrance hall leading to a first floor landing, lounge, fitted kitchen, two double bedrooms, and a family bathroom. In addition, accessed via the landing, there is a spacious attic room with a separate cloakroom.

Externally, there is a rear garden, as well as a garage located in a nearby block.

The property also benefits from PVCu double glazing, gas central heating, and is being offered to the market with no onward chain. The property offers a fantastic opportunity for both investors and first-time buyers.

This property is held on a leasehold basis with 949 years remaining on the lease with a ground rent of £44.40.

### **LIVING ACCOMMODATION**

Approached through a PVCu double glazed front door to:

### **ENTRANCE HALL**

Wall mounted gas heater, stairs to the first-floor landing, doors to all accommodation, and access to the attic room.

### **LOUNGE**

PVCu double glazed window to the front, radiator, and door to:

### **KITCHEN**

Roll edge work surfaces with cupboards and drawers under with matching wall units, single drainer sink unit with mixer tap, electric cooker point, plumbing for a washing machine, wall-mounted gas boiler serving the domestic hot water and central heating system, tiled splashbacks, and PVCu double glazed window to the front.

### **BEDROOM ONE**

PVCu double glazed window to the rear and built-in storage.

### **BEDROOM TWO**

PVCu double glazed window to the rear and built-in storage.

### **BATHROOM**

Matching suite comprising a panelled bath with electric shower over, low-level WC, pedestal wash hand basin, partly tiled walls, built-in storage cupboard, and PVCu double glazed frosted window to the side.

### **ATTIC ROOM**

Built-in eaves storage, Velux windows to the front and rear, and access to:

### **CLOAKROOM**

Low level WC, pedestal wash hand basin, and extractor fan.

### **EXTERNALLY**

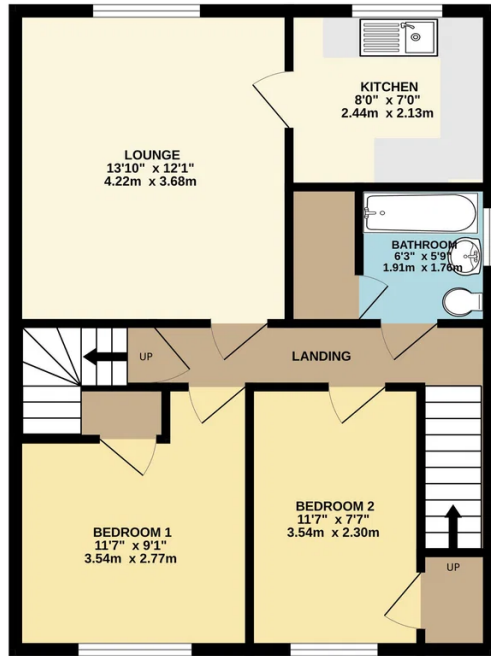
To the rear, the garden is arranged into two sections. The property owns the rear section, which is laid to lawn and enclosed by fence and hedge boundaries.

### **GARAGE**

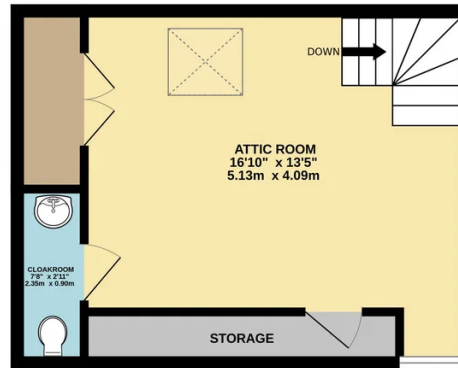
The garage is situated in a nearby block and has a metal up-and-over door.



GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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 'A' for council tax purposes and the amount payable for the year 2026/2027 is £1,627.90 (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

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	72
(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	



## Lawson Property

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