

LAWSON
Estate Agency...Only Better



75 Fairview Avenue, Laira, Plymouth, PL3 6DP
Plymouth

Offers Over
£350,000

A stunning four-bedroom semi-detached property, finished to an exceptionally high standard, situated at the end of a quiet residential cul-de-sac. The property offers easy access to local amenities and enjoys stunning far-reaching estuary views from the front. The beautifully presented living accommodation is arranged over two levels, with tasteful neutral décor throughout, and comprises an entrance hall, lounge and modern fitted kitchen/diner on the ground floor.

On the first floor, the landing leads to a modern family bathroom and three double bedrooms, two of which enjoy impressive estuary views. In addition, the property benefits from a superb attic conversion, providing a spacious master bedroom suite with an en-suite bathroom and, once again, enjoying magnificent far-reaching views.

Externally, there are well-maintained, low-maintenance front and rear gardens, together with a garage and driveway.

The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this wonderful family home.

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.

UTILITIES

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

LAIRA

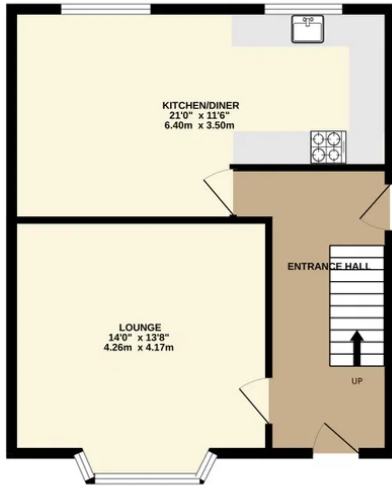
Laira is a popular residential area located between Plymouth and Plympton, running alongside the River Plym. The area features a mix of Victorian, Edwardian and 1930s properties, offering a well-established community feel.

The location provides excellent access in and out of the city via The Embankment and the A38, making it particularly convenient for commuters.

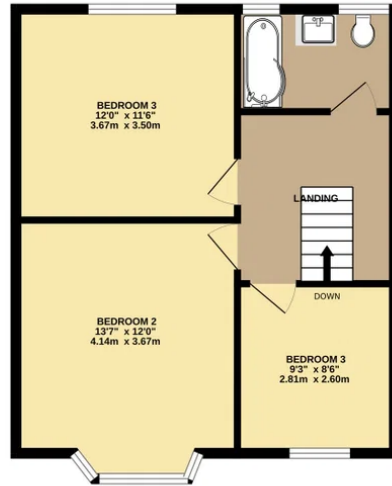
Local schooling includes Laira Green Primary School and nearby secondary education at Lipson Co-operative Academy, along with access to other well-regarded schools in the surrounding area.



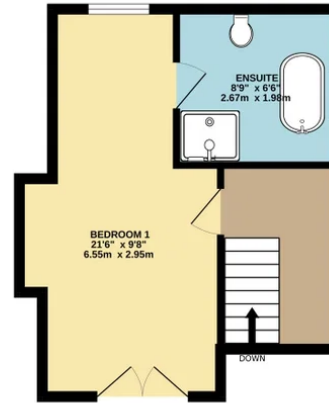
GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



2ND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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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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

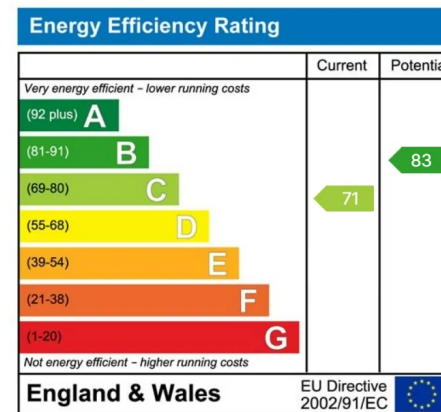
Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

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.

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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.





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