

LAWSON
Estate Agency...Only Better



94 Underwood Road, Plympton, Plymouth, PL7 1TA

Plymouth

£150,000

Lawson are delighted to bring to market this well-appointed mid-terrace character cottage, ideally positioned within easy walking distance of local amenities. This character accommodation is arranged over two floors comprising, a PVCu double-glazed front door opens into a spacious open-plan kitchen, living and dining area. The living space benefits from a window to the front elevation, while the kitchen is fitted with a matching range of base and eye-level units with roll-top work surfaces, an electric cooker point, stainless steel sink and drainer with mixer tap, tiled splashbacks, a window overlooking the rear elevation, and a PVCu double-glazed door provides access to the rear courtyard.

Carpeted stairs ascend to the first-floor landing. Bedroom one is a generous double room with a window to the front elevation. The family bathroom is fitted with a white three-piece suite comprising a panel-enclosed bath, low-level WC, pedestal wash hand basin, metro tiled splashbacks, wood-effect flooring, and a window to the rear elevation.

Externally, to the rear of the property, there is a small communal courtyard with steps and a pathway leading up to a terraced garden. The garden is arranged over two levels with retaining walls and offers excellent potential for further enhancement.

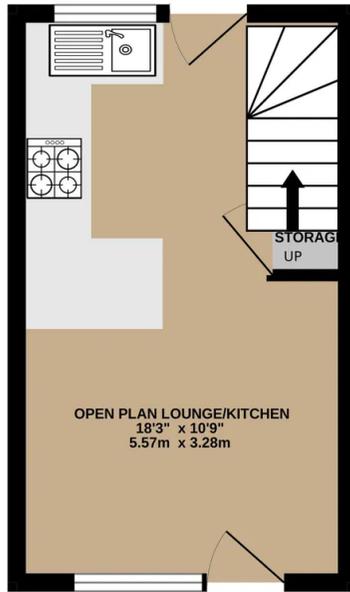
The property is also being offered to the market with vacant possession.

PLYMPTON

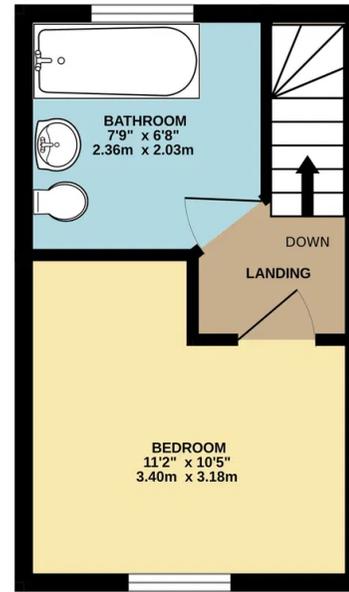
Plympton is a sought-after commuter town located just four miles east of Plymouth city. Having its origins as a market town the area is sandwiched between the outstanding natural beauty of Dartmoor and the river Plym. Renowned for excellent local schooling and the popular amenities of the busy Ridgeway shopping centre, Plympton is an area that has seen significant growth over recent years. Chaddlewood, a suburb of Plympton, is a modern development of properties served by its own shopping parade and a busy bus route. It is particularly accessible to the A38, popular with commuters working in the city which is less than a ten minute drive away. The nearby Langage Science and Business Parks provide considerable local employment, whilst the countryside and pretty local villages including Hemerdon, Lutton and Cornwood are all within two or three miles of the area.



GROUND FLOOR
195 sq.ft. (18.1 sq.m.) approx.



1ST FLOOR
195 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA : 389 sq.ft. (36.2 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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OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2025/2026 is £1550.28 (by internet enquiry with Plymouth City Council). These details are subject to change.

UTILITIES

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

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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	71	
(55-68) D		
(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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