



LAWSON
Estate Agency...Only Better

72 Dover Road, Thornbury, Plymouth
Plymouth

£290,000

A spacious four bedroom end terrace family home situated in this highly regarded residential location offering easy access to a host of local amenities and enjoying far reaching views from the front elevation. The living accommodation which is beautifully presented throughout and benefits from lots of natural light is arranged over two levels and comprises; entrance porch, lounge with living flame gas fire and stone surround mantel and hearth and bay window to front, a fitted kitchen with built in electric oven, gas hob and fridge/freezer, spotlights, leading to the dining room with French doors to the rear garden on the ground floor. On the first floor a landing leads to a modern family bathroom with separate shower cubicle and four good sized bedrooms.

Externally, to the rear there is low maintenance garden enclosed by fence boundaries and a garage situated in a nearby block. The property also benefits from PVCu double glazing, gas central heating. An internal viewing is highly recommend to truly appreciate this wonderful family home. The property had a new roof in 2025, a new consumer unit/electrics in 2026.

OUTGOINGS PLYMOUTH

We understand the property is in band 'C ' for council tax purposes and the amount payable for the year 2026/2027 is £2170.53 (by internet enquiry with Plymouth City Council). These details are subject to change

THORNBURY

Thornbury is a well-established residential area located approximately three miles north of Plymouth city centre, ideally positioned between Derriford Hospital and the nearby ASDA Superstore.

The area benefits from a local shop, good public transport links, and the popular Thornbury Primary School. Nearby, there is Tor Bridge High, and within close proximity are the University of St Mark and St John and Derriford Hospital.

Residents also enjoy easy access to the Dartmoor National Park, located approximately four miles away, offering excellent opportunities for walking and outdoor activities.

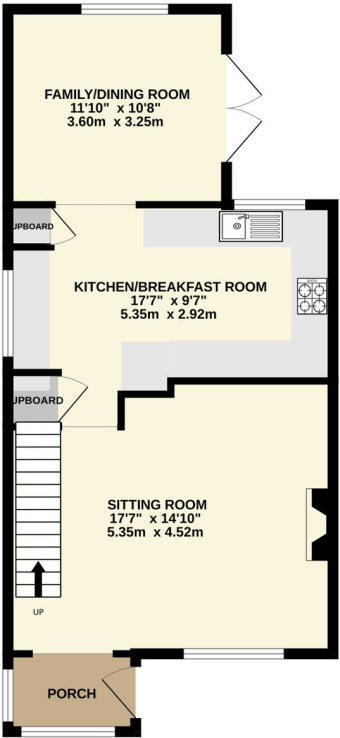
With its convenient location, good local facilities, and strong transport links, Thornbury is a popular choice for families, professionals, and first-time buyers alike.

PLYMOUTH

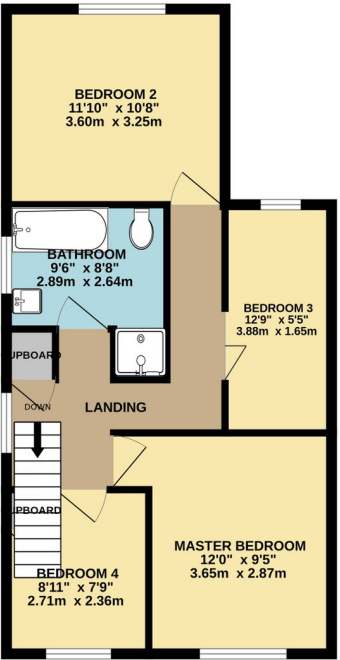
Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.



GROUND FLOOR



1ST FLOOR



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

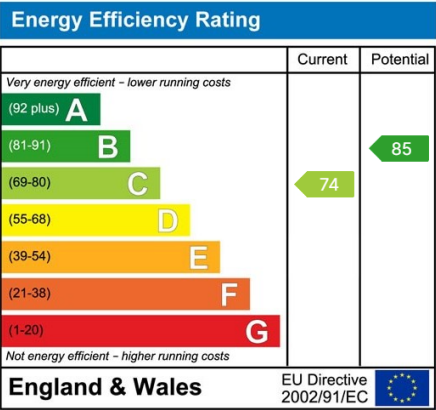
Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

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.

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.





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