

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



**28 Long Down Gardens, Mainstone, Plymouth, PL6 8SB**

**Plymouth**

**£300,000**

A superb, extended three bedroom semi-detached property, situated towards the end of a quiet residential cul-de-sac, backing onto a field and offering easy access to local amenities. The living accommodation, which is well presented throughout in tasteful neutral colours, is arranged over two levels and comprises an entrance hall, lounge, dining room, and a comprehensively fitted kitchen/breakfast room on the ground floor. On the first floor, the landing leads to a family bathroom and three bedrooms.

Externally, to the front of the property there is a driveway for several vehicles leading to a single garage with an adjacent garden. At the rear, there is a low maintenance, well maintained garden.

The property also benefits from PVCu double glazing, gas central heating, and is offered to the market with no onward chain.

### **LIVING ACCOMMODATION**

Approached through PVCu double-glazed front door to:

#### **ENTRANCE HALL**

Stairs to the first floor, radiator, and door to:

#### **LOUNGE**

PVCu double-glazed window to the front, living flame effect fire with wooden mantel over, and access to:

#### **DINING ROOM**

Radiator and folding door to:

#### **KITCHEN/BREAKFAST ROOM**

Roll edge worksurfaces with cupboards and drawers under and matching wall units, single drainer one and a half bowl stainless steel sink unit with mixer tap, built-in electric oven and four ring hob with extractor hood over, plumbing for washing machine, built-in fridge/freezer and dishwasher, radiator, PVCu double-glazed window to the rear, and PVCu double-glazed sliding patio doors to the garden.

#### **FIRST FLOOR LANDING**

Doors to all first-floor accommodation, with access to the loft.

#### **BEDROOM ONE**

PVCu double-glazed window to the front and radiator.

#### **BEDROOM TWO**

PVCu double-glazed window to the rear, radiator, and built-in wardrobes.

#### **BEDROOM THREE**

PVCu double-glazed window to the front and radiator.

#### **BATHROOM**

Matching suite comprising panelled bath, low-level WC, wash hand basin with storage under, tiled shower cubicle with inset Triton electric shower, heated towel rail, and PVCu double-glazed window to the rear.

#### **EXTERNALLY**

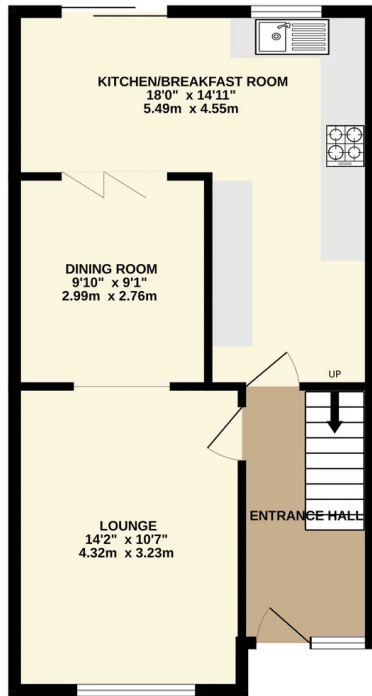
To the front, there is a driveway providing parking for several vehicles leading to the garage with an adjacent lawned garden. To the rear, a decking area leads to a paved garden incorporating several established plants and shrubs, along with a large timber shed (to remain), all enclosed by fenced boundaries.

#### **GARAGE**

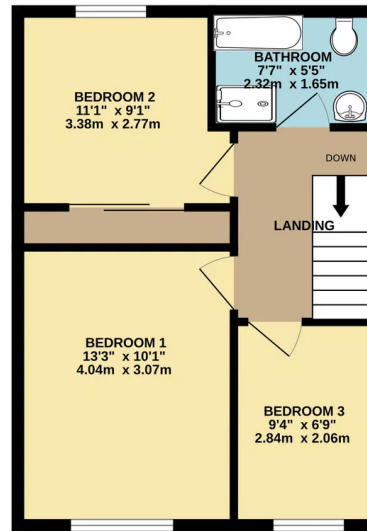
Metal up-and-over door.



GROUND FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 '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.

## 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.

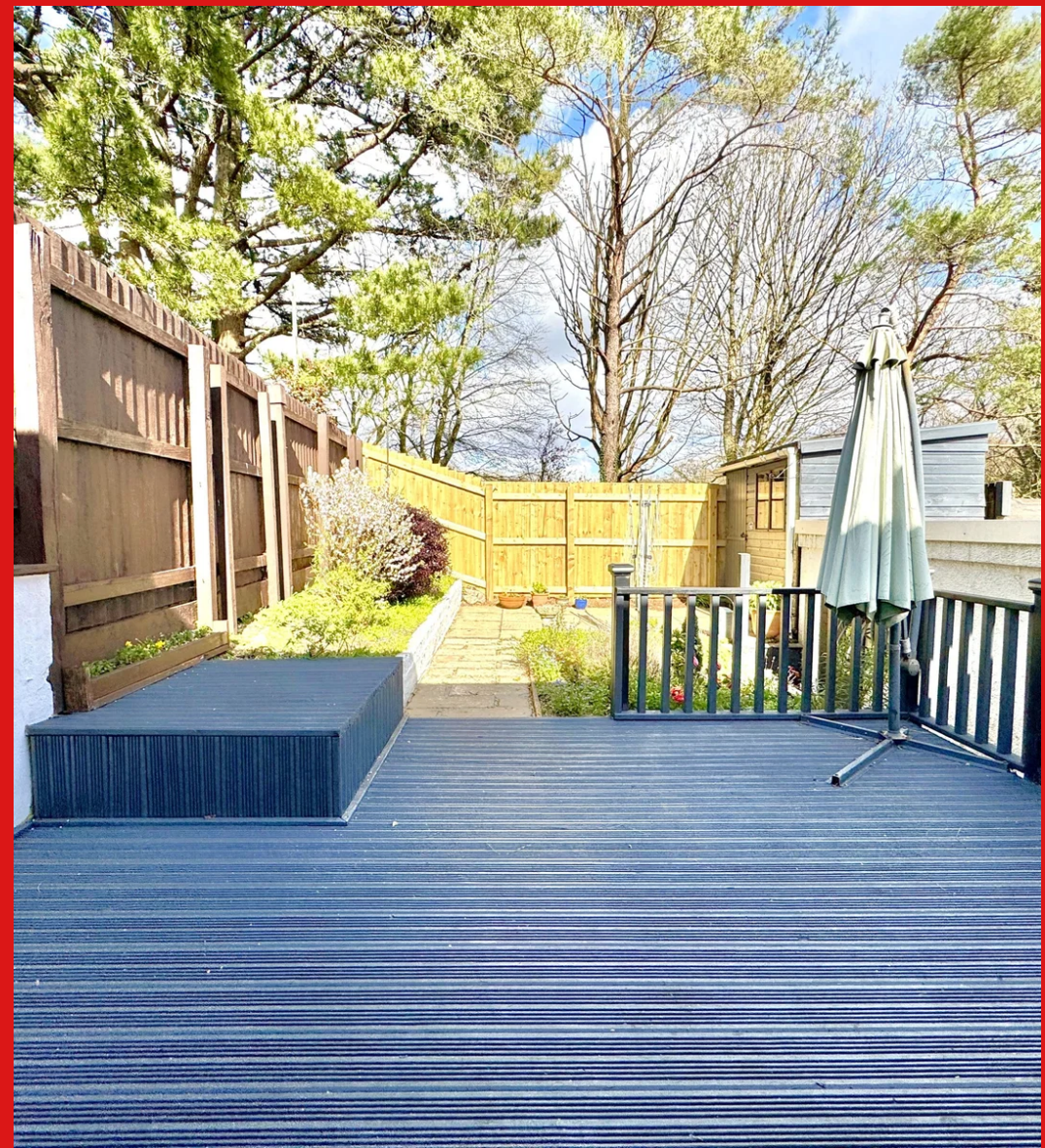
## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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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