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28 Findon Gardens, Thornbury, Plymouth, PL6 8TA

Plymouth

£215,000

A spacious three bedroom end terrace property situated in a quiet off road position offering access to local amenities including Derriford Hospital and Marjon University. The living accommodation which is arranged over two levels comprises; entrance hall, lounge, conservatory and a fitted kitchen on the ground floor. On the first floor the landing leads to three bedrooms and a family bathroom with separate w.c.

Externally, there are front and rear gardens and a garage situated in a nearby block. The property also benefits from PVCu double glazing and gas central heating and is being offered to the market with no onward chain.

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.

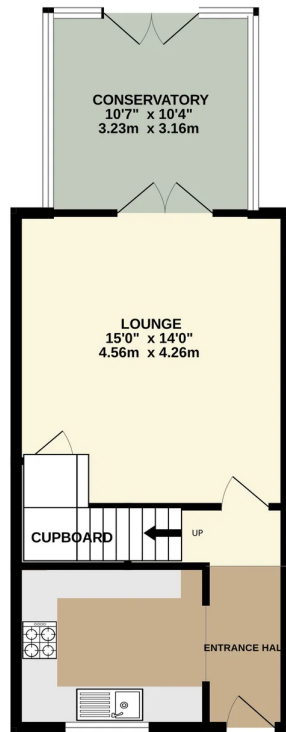
The area benefits from a local shop, good public transport links, and the popular Thornbury Primary School. Nearby, there is Tor Bridge High, and within close proximity are the University of St Mark and St John and Derriford Hospital.

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

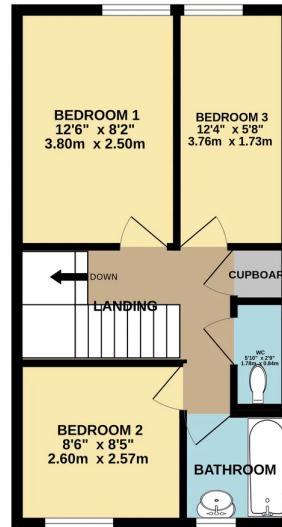
With its convenient location, good local facilities, and strong transport links, Thornbury is a popular choice for families, professionals, and first-time buyers alike.



GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 854 sq.ft. (79.3 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.
Made with Metropix 12/2025

OUTGOINGS PLYMOUTH

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2026/2027 is £1899.22 (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 FTTC.

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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