

LAWSON
Estate Agency...Only Better



Blackeven Close, Roborough, Plymouth, PL6 7AX
Plymouth

Offers Over
£475,000

An extended four bedroom detached property occupying a stunning, generously proportioned plot, situated in this highly desirable cul-de-sac location, offering easy access to a host of local amenities and Dartmoor National Park. The living accommodation, which is arranged over two levels, comprises; entrance porch, entrance hall, lounge/diner, fitted kitchen, cloakroom, utility, and breakfast room on the ground floor, whilst on the first floor the landing leads to a modern family bathroom and four bedrooms, three of which have built-in wardrobes or storage.

Externally to the front there's a driveway providing parking for several vehicles leading to a garage with an adjacent garden and as previously mentioned a very generous garden to the rear. Property also benefits from PVCu double glazing, gas central heating and is being offered to the market with no onward chain. An internal viewing is highly recommended as we truly appreciate this wonderful family home.

UTILITIES

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

OUTGOINGS SOUTH HAMS

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2026/2027 is £2,472.08 (by internet enquiry with South Hams District Council). These details are subject to change.

ROBOROUGH

Roborough is a well-positioned village located approximately five miles north of Plymouth city centre, offering a semi-rural setting with excellent access to local amenities and transport links.

The area benefits from nearby supermarkets including Tesco and Lidl, a local village pub/restaurant, a selection of independent shops and businesses, and the well-regarded Bickleigh Down Church of England primary school within easy reach.

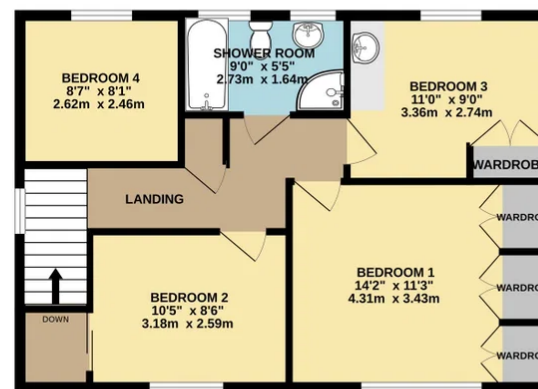
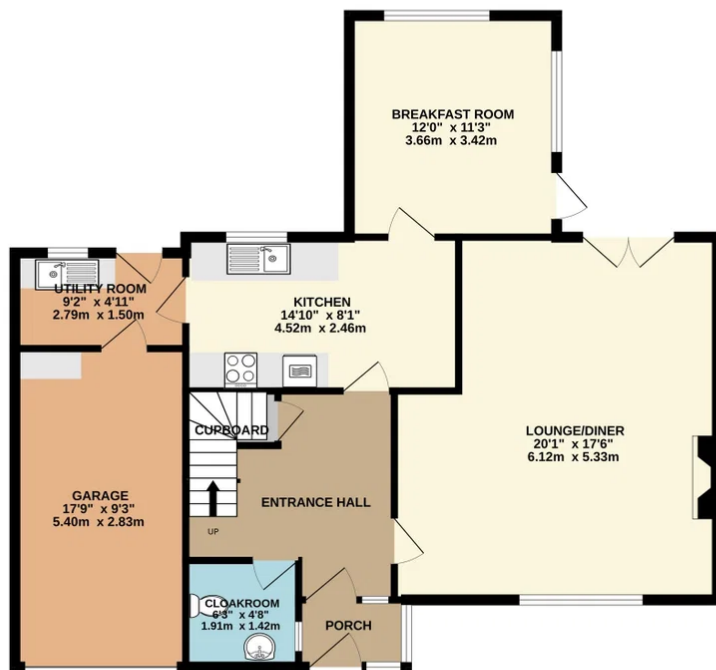
Roborough is well connected, with a regular bus service into the city centre as well as a Park & Ride service, providing convenient access for commuters.

Situated adjacent to the A386, the village offers excellent road links to Plymouth city centre, Derriford Hospital and Dartmoor National Park, making it a popular choice for families and professionals seeking a balance of convenience and countryside access.



GROUND FLOOR
946 sq.ft. (87.9 sq.m.) approx.

2ND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA: 1525 sq.ft. (141.7 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.

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		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(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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