



LAWSON
Estate Agency...Only Better

23 Lady Fern Road, Roborough, Plymouth, PL6 7ET
Plymouth

£220,000

A two-bedroom mid-terrace property situated in a quiet and tucked away position within this popular north Plymouth development, offering easy access to local amenities and Dartmoor National Park. The living accommodation, which is well presented throughout in tasteful, neutral colours, is arranged over two levels and comprises an entrance hall, lounge, cloakroom, and a modern fitted kitchen on the ground floor. On the first floor, the landing leads to a family bathroom and two bedrooms.

Externally, there are low-maintenance front and rear gardens, and a garage situated nearby and parking space.

The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this lovely home.

LIVING ACCOMMODATION

Approached via a part glazed wooden front door to:

ENTRANCE HALL

Stairs to the first floor, built in storage cupboard, and door to:

LOUNGE

PVCu double glazed sliding patio doors to the rear garden and radiator.

KITCHEN

Roll-edge work surfaces with cupboards and drawers under and matching wall units, single drainer stainless steel sink unit with a mixer tap, built-in electric oven and four-ring gas hob with extractor fan over, plumbing for a washing machine and dishwasher, space for fridge freezer, radiator, and PVCu double-glazed window to the front.

CLOAKROOM

Low-level WC, wash hand basin, and PVCu double-glazed frosted window to the front.

FIRST FLOOR LANDING

Doors to all first-floor accommodation.

BEDROOM ONE

PVCu double-glazed window to the front, built-in storage cupboard, and radiator.

BEDROOM TWO

PVCu double-glazed window to the rear and radiator.

BATHROOM

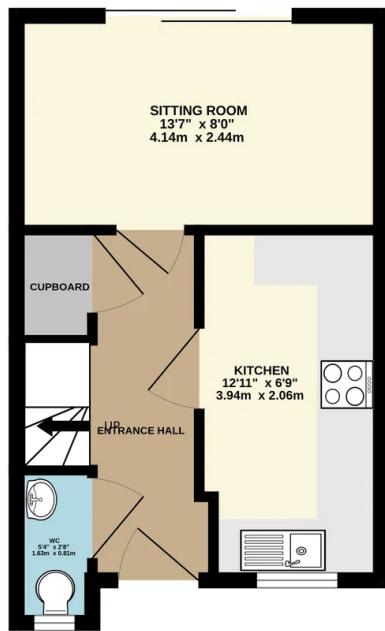
Matching suite comprising a panel enclosed bath with shower over, low-level WC, pedestal wash hand basin, heated towel rail, fully tiled walls, shavers socket, and PVCu double-glazed frosted window to the rear.

EXTERNALLY

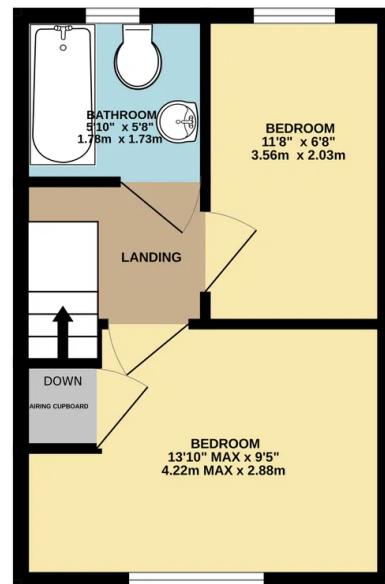
To the front of the property, a path leads to the front door with an adjacent low-maintenance gravelled garden. To the rear, there is a low-maintenance paved garden with raised flower beds, enclosed by fence boundaries. A gateway provides access to the rear, where there is a single garage and a parking space.



GROUND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



UTILITIES

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

OUTGOINGS PLYMOUTH

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2025/2026 is £1,808.67 (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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TOTAL FLOOR AREA : 564 sq.ft. (52.4 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, symbols and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	74	
(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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