

Guide Price £315,000 Freehold



7 GLENAVON WAY, MANNAMEAD, PLYMOUTH, PL3 4PE

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

Lawson are delighted to market this well appointed terraced 1920's family home just a short walk from excellent schooling, transport links and beautiful parkland. The property benefits from character accommodation arranged over two floors comprising; an external covered porchway with tiled floor and composite front door to an entrance vestibule; with moulded ceiling, leaded glass inner door to the main hall; carpeted stairs to the first floor landing with under stairs storage, stripped and polished wooden floor, moulded ceiling with door to the sitting room; with stripped wooden flooring, decorative moulded ceiling and large bay window to the front elevation, fireplace with wooden surround and mantel.



The kitchen/diner with a window to the rear elevation, stripped wooden flooring, fireplace with a tiled hearth, inset spotlights and picture rail. The kitchen is fitted with a matching range of base and eyelevel storage cupboards with post formed and roll top worksurfaces, electric oven, four burner electric hob, filter canopy, a one and a half bowl acrylic sink drainer unit with mixer tap, tiled splashbacks and door to rear lobby; with a PVCu double glazed door to the rear garden and utility with a wall mounted Glow-Worm combination boiler, plumbing for a washing machine, space for tumble dryer, window to the side elevation.



From the main hallway carpeted stairs ascend to the first floor landing; with large original storage cupboard, loft access and door to bedroom one; a spacious double with stripped flooring, picture rail and a window to the front elevation. Bedroom two a further double with a window to the rear and wash hand basin. Bedroom three a large single with a window to the front with stripped and painted original floorboards. The family bathroom is fitted with a white three piece suite comprising; a low level w.c, pedestal wash hand basin with attractive glass tiled splashbacks, panel enclosed bath with direct feed shower unit, mixer tap, folding glass screen, tiled splash backs, chrome towel rail, spotlights, extractor fan, window to the rear elevation.

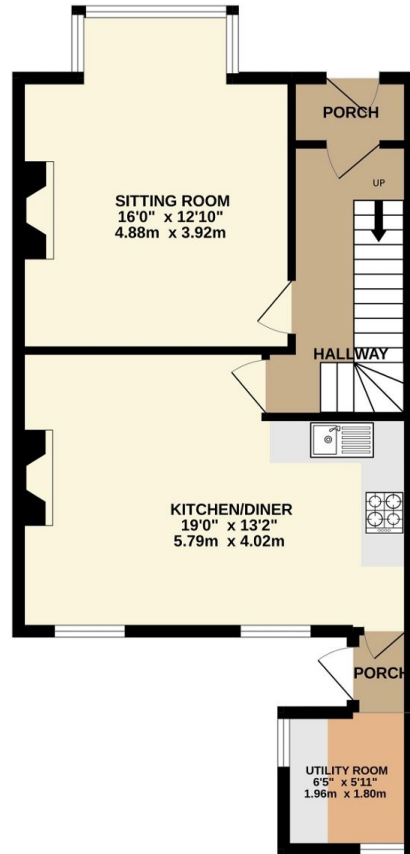


Externally, the front garden is fully fence enclosed with flag patio and mature bay tree and attractive borders. The rear garden is fully wall enclosed with flag patios, wooden shed and a gate to the rear service lane. The property has the benefit of PVCu double glazing and gas central heating via the combination boiler.

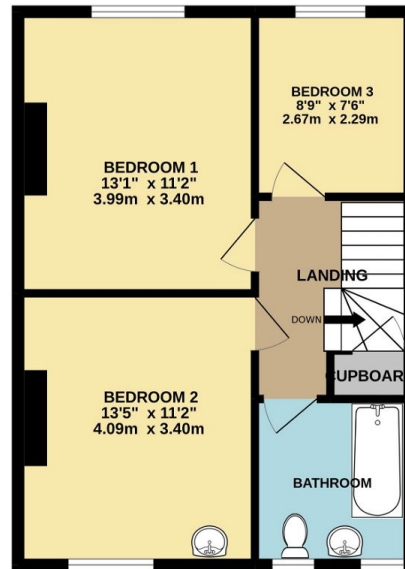
PLYMOUTH

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
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.8 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 not 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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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.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band ' C ' for council tax purposes and the amount payable for the year 2024/2025 is £1,968.77 (by internet enquiry with Plymouth City Council). These details are subject to change.

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.

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			86
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

