

**Guide Price £190,000**



**9 NEVADA CLOSE, LITTLE AMERICA, PLYMOUTH, PL3 6SY**

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

A spacious three double bedroom mid terrace property situated in a quiet off road position within this popular location close to amenities and enjoying attractive views from the rear elevation. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels and comprises: spacious entrance hall leading to a ground floor cloakroom, fitted kitchen with double doors leading to a lounge/diner on the ground floor which then gives access to the rear garden. On the first floor a landing leads to three double bedrooms and a family bathroom.

Externally, to the front there is a path to the front door with an adjacent garden and at the rear there is a low maintenance, paved and gravelled garden which is enclosed by fence boundaries. The property also has the benefit of PVCu double glazing and gas central heating.

## EGGBUCKLAND

Prior to the Second World War Eggbuckland was a small village a few miles north of Plymouth. During the reconstruction of Plymouth many new suburbs were built and during the 1970s the areas in between and surrounding the old village were all developed. The development of the A38 just south of Eggbuckland in the 1980s led to the area becoming very popular with commuters. The present church of St Edward, was constructed in 1470. The village was held by the Royalist Cavaliers during the Civil War against the Parliamentarian Roundheads and was badly damaged. Widey Court was the headquarters of Prince Maurice during his siege of Plymouth, and was visited by the King. During the 19th century the area was host to new Palmerston Forts built as part of a northern defence line around Plymouth. Known locally, for the provision of both primary and secondary schooling, such as; Eggbuckland Vale, Austin Farm, Widey Court and St Edwards Primary Schools, along with Eggbuckland Community College.

## PLYMOUTH

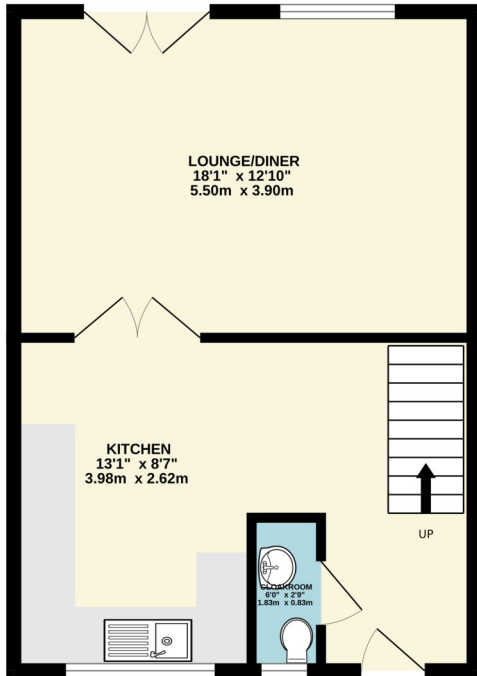
Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational 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.

## OUTGOINGS

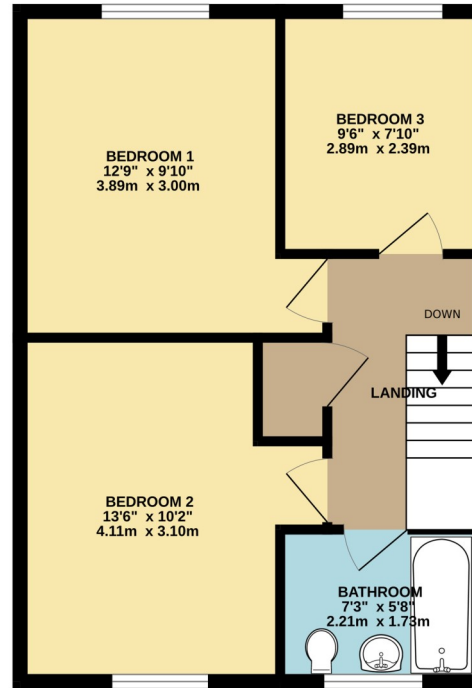
We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2023/2024 is £1642.33 (by internet enquiry with Plymouth City Council). These details are subject to change.



GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.3 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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## 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

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## 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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