

Guide Price £325,000



37 PATTINSON DRIVE, MAINSTONE, PLYMOUTH, PL6 8RU

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

A spacious three bedroom detached bungalow enjoying far reaching views from the front elevation, situated in this popular location offering easy access to a host of local amenities. The living accommodation which is well presented throughout comprises: entrance porch, entrance hall with built-in storage, lounge/dining room, fitted kitchen with built-in electric oven, hob and fridge and freezer. Three good size bedrooms, bedroom two having the benefit of built-in wardrobes and a family bathroom with corner bath and separate shower cubicle.

Externally to the front there is a driveway providing parking for approximately four cars with an adjacent garden and at the rear there is an attractive lawned garden incorporating a decking area with a greenhouse to remain, enclosed by fence and hedge boundaries.

The garage has a metal up and over door and power and light connected.

The property also has the benefit of PVCu double glazing, gas central heating and is being offered to the market with no onward chain.

An internal viewing is highly recommended to appreciate this spacious bungalow.

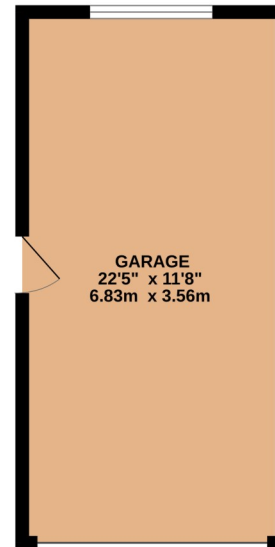
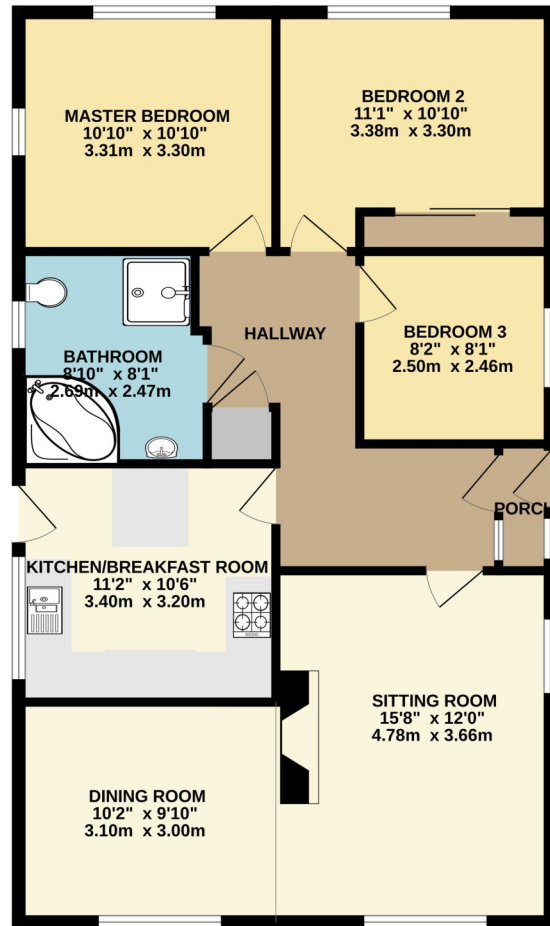
Mainstone is well placed for all local amenities offering good access to the A38 and is on a regular bus service to the city centre which is approximately four miles away. It is conveniently placed for Plymouths Dry ski and Snowboard Centre as well as the Marsh Mills retail park. Both Sainsbury's and Asda superstores are found close by. There is nearby access to Plymbridge woods providing excellent walking and cycling trails towards Bickleigh. Dartmoor National Park is located approximately four miles north. Easy access can be made to Derriford Hospital, Devonshire Health & Leisure club and the university of St Marks and St Johns.

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
884 sq.ft. (82.1 sq.m.) approx.

GARAGE
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA: 1139 sq.ft. (105.8 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 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 ©2023

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 ' D ' for council tax purposes and the amount payable for the year 2023/2024 is £2111.56 (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.

