

Price £275,000

LAWSON
Estate Agency...Only Better



253 CLITAFORD ROAD, SOUTHWAY, PLYMOUTH, PL6 6FD

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

A four bedroom end terrace townhouse built by Taylor Wimpey in 2007 which was the former show home benefitting from an upgraded specification to include, a fitted kitchen with granite worktops and integrated appliances, conservatory and built in wardrobes to three of the bedrooms. The living accommodation which is beautifully presented throughout in tasteful neutral colours and is arranged over three levels comprising, an entrance hall, lounge, conservatory, fitted kitchen and cloakroom on the ground floor. On the first floor, there are two further bedrooms and a family bedroom and finally on the top floor, there are a further two double bedrooms, the master bedroom has the benefit of an en suite shower.

Externally, there are low maintenance landscaped front and rear gardens and allocated parking.

The property also benefits from PVCu double glazing and gas central heating.

An internal viewing is highly recommended to truly appreciate this family home.

LIVING ACCOMMODATION

Approached through a part glazed wooden front door to:

ENTRANCE HALL

Stairs to first floor and doors to all ground floor accommodation.

LOUNGE

Radiator, PVCu double glazed French doors leading into:

CONSERVATORY

Part brick PVCu double glazed conservatory with built in seating and storage under, porcelain tiled floor.

CLOAKROOM

Low level WC, pedestal wash hand basin, radiator, tiled floor.

KITCHEN/BREAKFAST ROOM

Granite roll edge work surfaces incorporating one and a half bowl sink unit with detachable mixer tap, cupboards and drawers under with matching wall units, built in electric oven and four ring hob with extractor hood over, built in fridge freezer, plumbing for washing machine, tiled floors, radiator, PVCu double glazed window to the front.

FIRST FLOOR LANDING

Stairs to the second floor

BEDROOM TWO

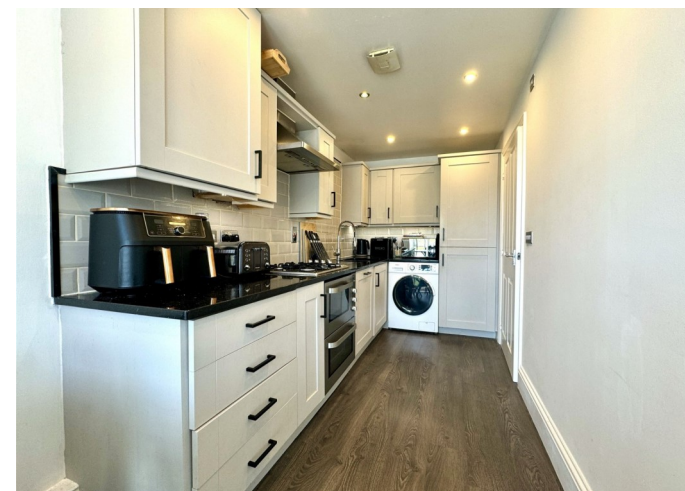
PVCu double glazed window to rear, built in wardrobe, radiator.

BEDROOM FOUR

PVCu double glazed window to the front, radiator.

BATHROOM

Matching suite comprising, panel bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, fully tiled walls, porcelain tiled floor, shaver socket, extractor fan.



TOP FLOOR LANDING

Doors to all remaining accommodation

BEDROOM ONE

PVCu double glazed window to the rear enjoying far reaching views, built in wardrobes, radiator, door to:

EN SUITE SHOWER ROOM

Comprising tiled shower cubicle with inset shower, low level WC, pedestal wash hand basin, heated towel rail, extractor fan, tiled floor.

BEDROOM THREE

PVCu double glazed window to the front, radiator, built in wardrobes.

EXTERNAL

To the front of the property, there is a pathway to the front door with an adjacent low maintenance garden and to the rear of the property, there is a low maintenance landscaped garden with artificial lawn and paved areas. The paved area extends to the side of the property providing additional space, a gate then gives access to the rear carpark where you will find one allocated parking space.

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

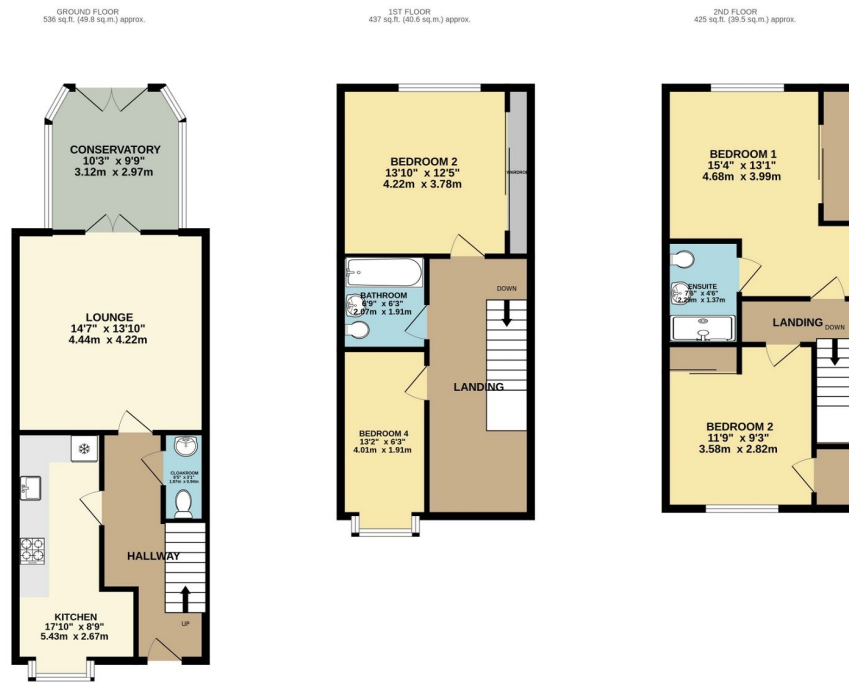
We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2023/2024 is £2,214.87 (by internet enquiry with Plymouth City Council). These details are subject to change.

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 of 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.

FLOOR PLAN



TOTAL FLOOR AREA : 1398 sq.ft. (129.9 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 misstatement. 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 is given 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		
(81-91) B		88
(69-80) C	78	
(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	

