

Guide Price £155,000



7 TOLLOX PLACE, LAIRA, PLYMOUTH, PL3 6BX

Lawson are delighted to market this well appointed mid terrace home in a convenient location just a short walk from all amenities and regular transport links. The property benefits from well tended accommodation arranged over two floors comprising; a PVCu double glazed front door leading straight into a living room with a window to the front elevation with a feature fireplace with a wooden surround and mantel and marble hearth, a door to the dining room; with wood effect flooring, large under stairs storage cupboards, steps down into a kitchen; fitted with a matching range of base and eye level storage cupboards with post formed and roll top worksurfaces, a one and a half bowl stainless steel sink drainer unit with a mixer tap, a window to the rear elevation, a Stones range cooker, plumbing for a washing machine, space for a fridge and space for a freezer, tiled splashbacks and a wall mounted i-mini gas combination boiler, vaulted ceiling with a Velux window and inset spotlights. Carpeted stairs ascend to the first floor landing with a storage cupboard and pull down loft access and a door to bedroom one; a spacious double with a window to the front elevation. Bedroom two a small double with a window to the rear and a family bathroom fitted with a matching white three piece suite comprising; pedestal wash hand basin, low level wc, pedestal wash hand basin, panel enclosed bath with a Mira electric shower unit over, splash backs, folding glass screen.



Externally, to the rear of the property there is a decked sun terrace with a privacy blind and steps leading down to a large hard standing providing parking for one vehicle. The rear garden is fence enclosed. The property has the benefit of gas central heating and PVCu double glazing throughout.

OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2023/2024 is £1407.71 (by internet enquiry with Plymouth City Council). These details are subject to change.

LAIRA

Sandwiched between Plympton and Plymouth, alongside the River Plym, Laira, is predominated by late Victorian and Edwardian housing stock, with some 1930's dwellings also. Laira, offers easy access, in and out of the city, via The Embankment & the A38. Served by, Laira Green Primary School, and Lipson Vale Primary and Secondary Schools

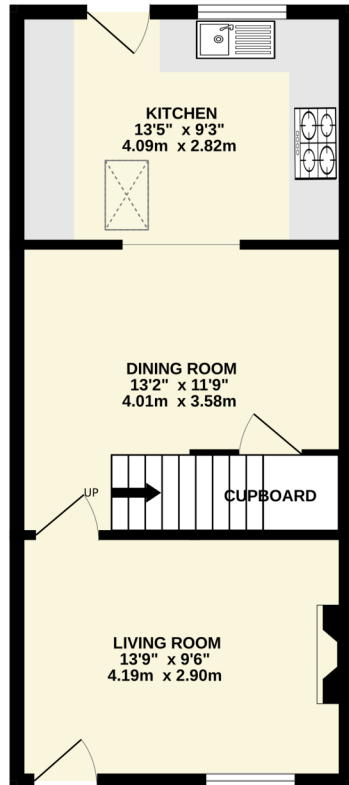


PLYMOUTH

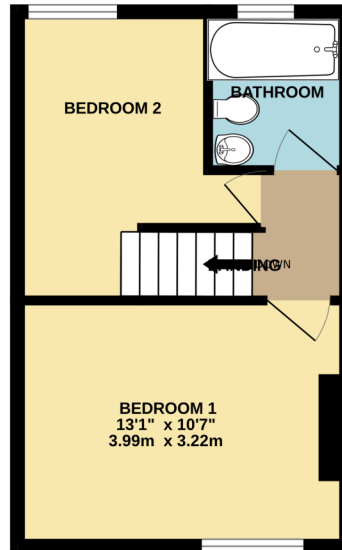
Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational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



1ST FLOOR



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.

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		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

