

Offers Over £250,000 Freehold



83 HOTHAM PLACE, MILLBRIDGE, PLYMOUTH, PL1 5NE

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

Lawson are delighted to market this deceptively spacious character town house in a highly desirable location just a short walk from all amenities and regular transport links. The property benefits from accommodation arranged over three floors comprising; a PVCu double glazed front door leading to an entrance vestibule with original stripped wooden door to the main hallway; stained glass, tiled flooring and door to the sitting room; window to the front elevation, ornate ceiling rose, moulded ceiling, fitted recess cupboards, a door opens to the large dining room; with a feature fireplace, recess storage cupboards, tiled flooring, window to the rear elevation overlooking the south facing garden and Victoria park. The kitchen is fitted with a matching range of base and eyelevel storage cupboards, roll top worksurfaces, electric cooker, five burner gas hob, stainless steel sink drainer unit, plumbing for a washing machine, integral dishwasher, wall mounted combination boiler, inset spotlights and a window to the rear elevation overlooking the garden and park.

Stairs ascend to the first floor landing with a window to the rear elevation and a door to bedroom one; a double bedroom with a window to the rear, feature fireplace, painted floor boards, en-suite bathroom; with a low level w.c, wash hand basin, panel enclosed bath with a direct feed shower unit, tiled splashbacks, spotlight. Bedroom two a further double with a window to the front elevation, painted wooden floor boards and an en-suite shower room; with low level w.c, pedestal wash hand basin, direct feed shower cubicle, tiled splashbacks.

From the dining area stairs descend to the lower ground floor with tiled flooring, under stairs storage and door to bedroom three; a double bedroom with fire surround and window to the rear elevation. The ground floor hallway has a tiled floor and a door to the rear garden. The bathroom is fitted with a matching white three piece suite comprising; low level w.c, pedestal wash hand basin, panel enclosed bath, tiled splashbacks and a window to the side elevation, heated towel rail. Bedroom four has French doors into the rear garden and spotlights.

Externally a feature of the property is the large fully wall enclosed courtyard garden, mature palm, large decked terrace, BBQ area, flower and shrub beds and borders and a gateway to the rear providing pedestrian access.

Agents Note: The property does require some upgrading but not much to bring this home back to its former glory.

PLYMOUTH

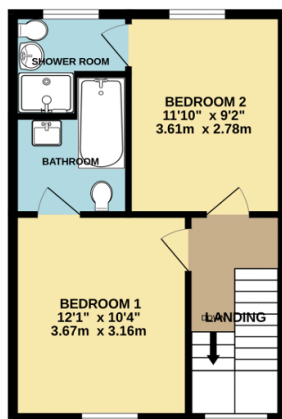
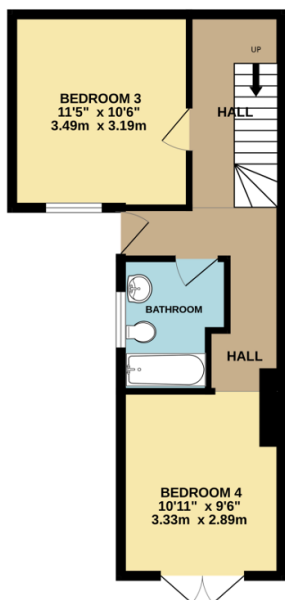
Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational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



BASEMENT
384 sq.ft. (35.7 sq.m.) approx.

GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 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 ©2024

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 ' B ' for council tax purposes and the amount payable for the year 2024/2025 is £1,722.68 (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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

