

Guide Price £190,000

LAWSON
Estate Agency...Only Better



12 VILLAGE DRIVE, ROBOROUGH VILLAGE, PLYMOUTH, PL6 7PB

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

A modern two double bedroom mid terrace property, situated in a quiet residential cul-de-sac within this highly regarded village location offering easy access to Dartmoor National Park and a host of local amenities. The living accommodation, which is arranged over two levels comprises, entrance hall, lounge, fitted kitchen finished in gloss units and a conservatory on the ground floor. On the first floor, the landing leads to two double bedrooms and a family bathroom.

Externally, to the front of the property there is a driveway providing parking for one car and at the rear, there is a level garden.

The property also has the benefit of PVCu double glazing and economy 7 storage heating.

There is an opportunity to purchase the garage and additional parking if required.

LIVING ACCOMMODATION

small brick built storage cupboard attached to the front of the property and PVCu double glazed front door to:

ENTRANCE HALL

Stairs to first floor, wall mounted electric storage heater, door to:

LOUNGE

Living flame effect electric fire with wooden mantel over, PVCu double glazed window to the front, wall mounted electric storage heater, wood laminate floor, archway to:

KITCHEN

Roll edge work surfaces with white gloss cupboards, drawers under and matching wall units, single drainer stainless steel sink unit with mixer tap, built in electric oven and four ring hob and extractor hood over, plumbing for washing machine, door to:

CONSERVATORY

Part brick part PVCu double glazed with French doors leading to the rear garden.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft.

BEDROOM 1

Two PVCu double glazed windows to the front, wall mounted electric heater, built in storage cupboard housing the hot water cylinder.

BEDROOM 2

Two PVCu double glazed windows to the rear, wall mounted electric heater.

BATHROOM

Matching suite comprising a panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, extractor fan, heated towel rail, shavers socket and light.

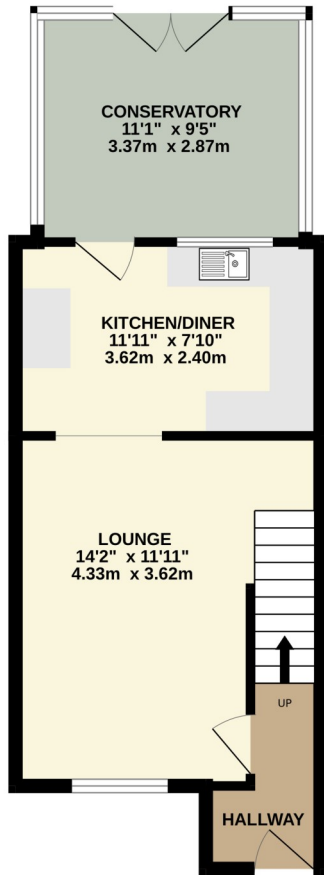
EXTERNALLY

Front - driveway with parking for one car.

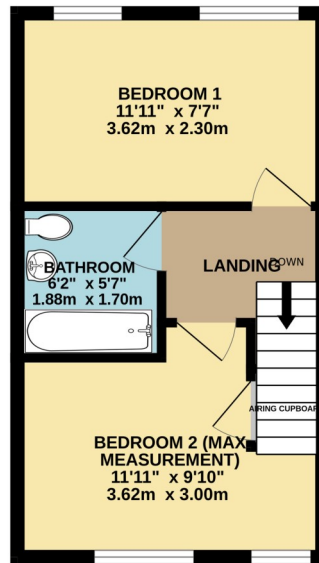
Rear - level garden, enclosed by fence boundaries.



GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 682 sq.ft. (63.4 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

OUTGOINGS

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2024/2025 is £1,835.94 (by internet enquiry with South Hams District 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(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	

