

Price £150,000

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42 EXMOUTH ROAD, STOKE, PLYMOUTH, PL1 4QH

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

FULL DESCRIPTION

Lawson are delighted to market this very spacious apartment in a highly desirable park-side location with a pleasant south westerly aspect overlooking the beautifully maintained Devonport Park and distance views towards Cornwall. The property is a duplex apartment arranged over the second and third floor of this desirable, purpose built development constructed in the 1950's. The well maintained communal hallway has a staircase leading to the second floor and the front door of the apartment. PVCu double glazed door into an entrance vestibule with built-in storage cupboard and cloakroom with a low level w.c and a window to the rear elevation. A sliding door opens to the kitchen which is fitted with a matching range of base and eye level storage cupboards with post formed and roll top work surfaces, a stainless steel sink drainer unit with mixer tap and tiled splashbacks, plumbing for a washing machine, four burner gas hob and an electric cooker and space for a fridge freezer. A glazed door leads into the sitting room with a large bay window to the front elevation overlooking Devonport Park, built-in storage cupboard and a tiled fireplace with wooden surround and space for an electric fire.

Carpeted stairs ascend to the first floor landing with a pull down loft access to the partially boarded attic with a light. A door leads to bedroom one, a spacious double with fitted bedroom furniture and a large bay window overlooking the park. Bedroom two, a further double has a window to the rear and a built-in wardrobe with sliding doors. Bedroom three is a good size single with a window to the front. The family bathroom is fitted with a matching white, three piece suite comprising a panel enclosed bath, low level w.c, pedestal wash hand basin and a tiled shower cubicle with a Mira sport shower unit.

Externally there are communal gardens maintained to a high standard and laid to lawn, flower and shrub beds and borders. There is a private lock-up storage shed and a single garage with an up and over door.

This property is held on a leasehold basis with a 999 year lease dated 1970 and a service charge of £105.46 per calendar month.

STOKE

Also referred to by its earlier name of Stoke Damerel, which is a parish, that was once part of historical Devonport. In 1914, Devonport and Plymouth amalgamated with Stonehouse: the new town took the name of Plymouth. Since the amalgamation Stoke has been an inner suburb of Plymouth.

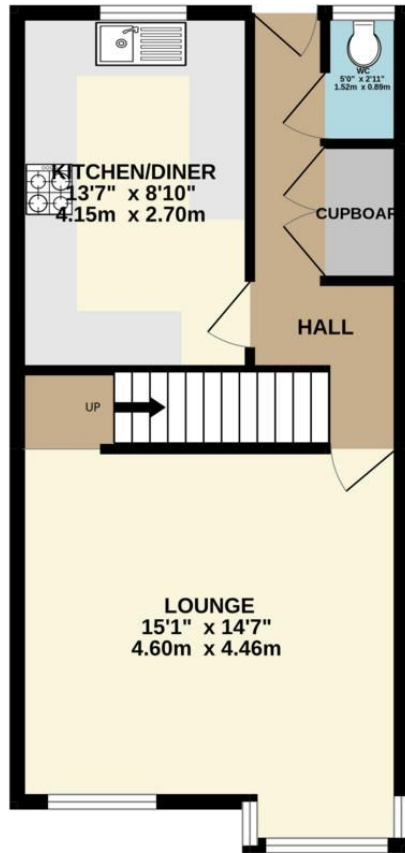
Stoke is now densely built up with houses and apartments, dating back to late Georgian, with a predominance of early Victorian, Edwardian and fewer, 1930s homes. Bisected by the main railway line from Paddington to Penzance. The parish church is notable not only for its evolving architecture, but also its contents and historical connections. The area has been prosperous for several hundred years, and there are some distinguished private houses (several of which feature in Nikolaus Pevsner's book - "The Buildings of South Devon".) There are many examples of properties designed by famed Georgian architect Foulston, within the suburb.

Stoke Damerel and Stuart Road Primary Schools educates pupils of ages 4-11, whilst secondary school children may attend Stoke Community College and is the home of Devonport High School for Boys Grammar School and Devonport Services Rugby Club. Flanked by Central park, Victoria Park and Devonport Park, there are acres of leisure space on the doorstep, with Plymouth Argyle Football Club and the Plymouth Life Centre, both considered to be within walking distance. Plymouth City Centre is approximately one and a half miles away.

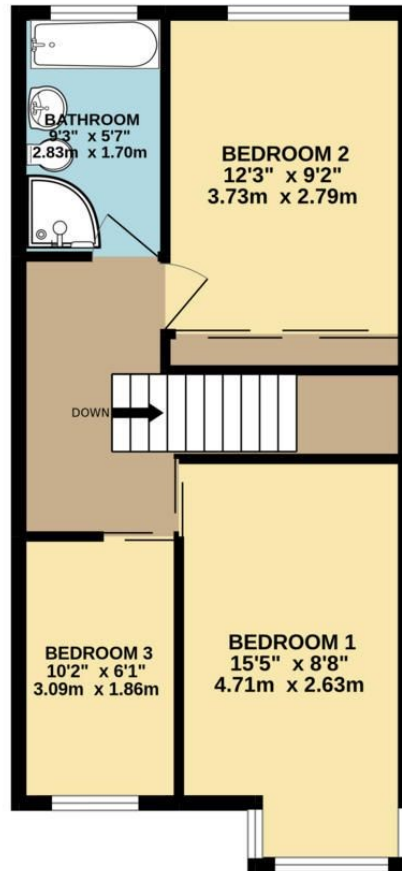


FLOOR PLAN

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA - 905 sq.ft. (84.1 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.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage is likely, broadband connection potential is FTTP, FTTC and ADSL.

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 2023/2024 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 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

