

Guide Price £90,000

LAWSON
Estate Agency...Only Better



LOWER MAISONETTE, 17 SUTHERLAND ROAD, MUTLEY, PLYMOUTH, PL4 6BW

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

FULL DESCRIPTION

Lawson are delighted to market this spacious lower ground floor maisonette in the City Centre, just a short walk from the university, all amenities and excellent transport links. The property has accommodation arranged over two floors comprising, a communal front door with an entrance hall leading into a private front door going straight through to the apartment, a large hallway with intercom entry phone and a doorway to the kitchen.

The kitchen is fitted with a matching range of base and eye level storage cupboards with post formed and roll top worksurfaces, electric oven, four burner gas hob, filter canopy, stainless steel sink and drain unit with tiled splash backs, wall mounted Ideal Logic gas combination boiler, plumbing for a washing machine, space for a fridge freezer and window to the side elevation.

From the hallway, a doorway opens to a bright and airy lounge/dining room, a large bay window to the rear elevation with a south westerly aspect, moulded ceiling, picture rail and wall light. Stairs then ascend to lower ground floor hallway with a doorway leads to garden, bathroom and the bedroom; the bedroom has windows to the side elevation.

The bathroom is fitted with a matching white three piece suite comprising, a bath tub with telephone mixer style tap and shower attachment, tiled splash backs, folding glass shower screen, low level WC, pedestal wash hand basin, extractor fan and window to the side and rear elevation.

Externally, to the rear of the property there is a communal courtyard and carpark.

The property is held on a leasehold basis with approximately 92 years remaining on the lease and the ground rent is £75 per annum.

This property is being offered to the market with no onward chain.

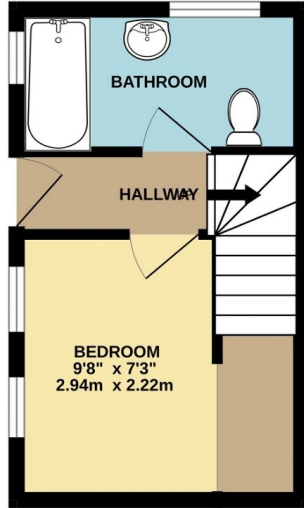
MUTLEY

A suburb, close to Plymouth University, Plymouth Railway Station, Central Park and Mutley Park, served by Hyde Park and Lipson Vale primary schools, whilst being served by the retail amenities of Mutley Plain, with its bank and post office. Located approximately one mile from Plymouth City Centre, the suburb is principally made up of late Victorian, Edwardian and 1930's built housing stock (some of which has suited conversion, into flats and apartments). With its centrality, Mutley has been popular, for generations

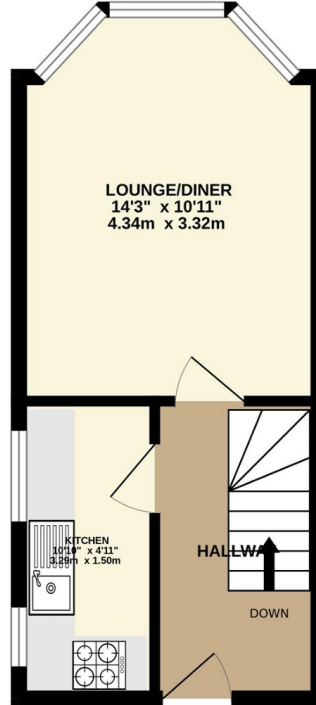


FLOOR PLAN

BASEMENT
184 sq.ft. (17.1 sq.m.) approx.



GROUND FLOOR
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA: 447 sq.ft. (41.5 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.
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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 FTTP.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2023/2024 is £1,476.58 (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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

