

**Price £160,000**



**120 SPRINGFIELD ROAD, ELBURTON, PLYMOUTH, PL9 8PR**

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

## FULL DESCRIPTION

Lawson are delighted to market this beautifully appointed first floor apartment in the highly desirable convenient location, just a short walk from all amenities and excellent schooling. The property benefits from well attended accommodation comprising, a front door into an inner vestibule with stairs leading to a private flat door into the living room; a spacious room with a window to the rear elevation, a feature fire place and a doorway leading 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, one and a half bowl sink drain unit with a mixer tap, integral electric oven, gas hob, filter canopy and plumbing for a washing machine, a doorway and steps leading to the garden.

Bedroom one is a spacious double with a window to the front elevation and a built in storage cupboard. Bedroom two is a further double with a window to the front and built in storage. Bedroom three is a small double, has a window to the rear and a large double wardrobe.

The family bathroom is fitted with a matching white 3 piece suite comprising, a panel enclosed bath with a direct feed shower unit over, pedestal wash hand basin, low level WC, tiled splash backs and window to the side.

To the rear of the property, there is a built in storage cupboard, a pathway leading to a large rear garden which is fence enclosed with flagged patio and a level lawn which has huge potential.

This property is held on a leasehold basis with 982 years remaining, has a reverse freehold and the maintenance is split on a 50/50 basis.

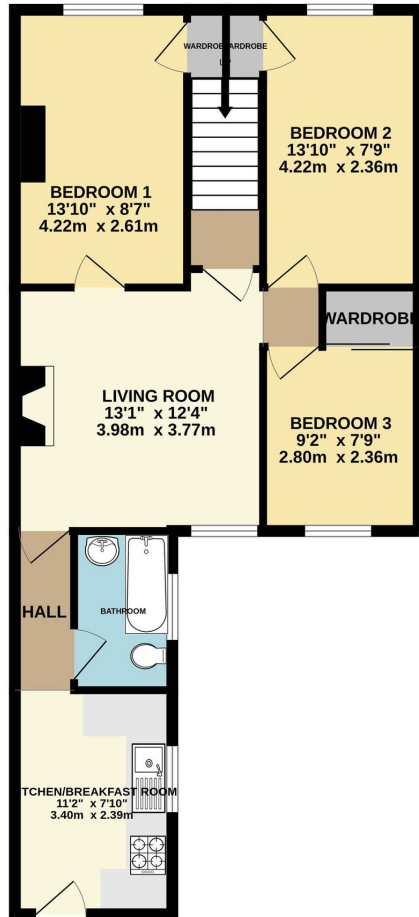
## PLYMSTOCK

Plymstock is a sought after satellite town located approximately three miles from Plymouth and linked by an excellent bus service. Plymstock is also served by the popular Broadway Shopping Centre and has the benefit of Morrisons Mega Store. Pleasant waterside strolls are provided at Hooe Lake, Oreston Quay, Turnchapel and Mountbatten. Further coastal beauty spots include Wembury beach, Bovisand and Heybrook Bay that are all within five miles of Plymstock. Leisure amenities include Staddon Height Golf Club. Easy access is given to the A38.



## FLOOR PLAN

GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq.ft. (61.4 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.

### UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage is likely, broadband connection potential is 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
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

