

GUIDE PRICE £220,000

LAWSON
Estate Agency...Only Better



36 LINTON ROAD, TAMERTON FOLIOT, PLYMOUTH PL5 4PG

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

A spacious three bedroom mid terrace property situated in this sought after residential location offering easy access to local amenities. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels and comprises; entrance hall, lounge with access to a conservatory, fitted kitchen with integrated appliances, utility passage and cloakroom on the ground floor. On the first floor the landing leads to a modern family bathroom and three bedrooms.

Externally there is a good sized garden to the rear and two allocated parking spaces the property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this family home.

The living accommodation.

Covered entrance porch leads to PVCu double glazed front door to.

ENTRANCE HALL

Stairs to first floor, radiator, door to.

LOUNGE DINER

PVCu double glazed window to front, living flame effect gas fire, radiator, PVCu double glazed french doors to.

CONSERVATORY

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

KITCHEN

Roll edged worksurfaces with cupboards and drawers under and matching wall units, single drainer one and a half bowl stainless steel sink unit with mixer tap, built in electric oven and four ring gas hob with extractor hood over, built in dishwasher, radiator, PVCu double glazed window to rear, door to.

UTILITY PASSAGE

PVCu double glazed window to front, PVCu double glazed door to rear garden, plumbing for washing machine, door to.

CLOAKROOM

Comprising low level w.c, wash hand basin, PVCu double glazed frosted window to front.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft, built in cupboard housing gas boiler which serves domestic hot water and central heating system.

BEDROOM ONE

PVCu double glazed window to front, radiator.

BEDROOM TWO

PVCu double glazed window to rear, radiator.

BEDROOM THREE

PVCu double glazed window to front, radiator, built in storage cupboard.

BATHROOM

Matching suite comprising panelled bath, low level w.c, wash hand basin with cupboard under, tiled shower cubicle with inset Mira electric shower, heated towel rail, two PVCu double glazed frosted windows to rear.



EXTERNALLY

Lawned garden leads to a raised decked and gravelled area with timber shed to remain enclosed by fence boundaries. A gate gives access to the rear carpark where you will find two allocated parking spaces.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage, broadband connection ADSL, FTTC, FTTP

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

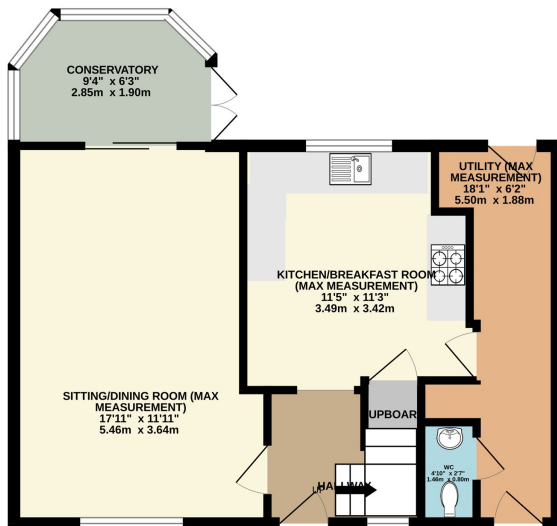
We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2024/2025 is £1722.68 (by internet enquiry with Plymouth City Council). These details are subject to change. There is an estate management charge of £227 per annum.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

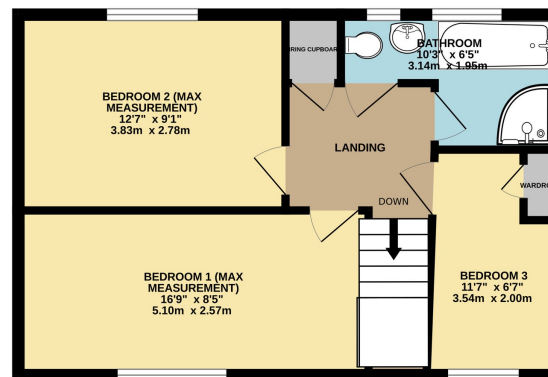
These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. 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.

GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

