

Guide Price £220,000



19 ERLSTOKE CLOSE, EGGBUCKLAND, PLYMOUTH, PL6 5QN

FULL DESCRIPTION

Lawson are delighted to market this well appointed semi detached family home, just a short distance from excellent amenities, schooling and transport links. The property benefits from modern accommodation arranged over two floors comprising, PVCu double glazed front door leading into the entrance vestibule with wooden effect flooring, carpeted stairs ascend to the first floor landing and under stair storage and a doorway leading into the lounge/dining room; a double aspect room with windows to the front and rear elevations and a feature living flame gas fire place with marble hearth, back panel and wooden surround.

The kitchen is fitted with a matching range of base and eye level storage cupboards, post formed and roll top worksurfaces, stainless steel sink drain unit with mixer tap and tiled splash backs, plumbing for a washing machine, space for fridge freezer, gas cooker point, wall mounted Potterton gas boiler and doorway to the rear garden.

Carpeted stairs ascend to the first floor landing with an airing cupboard which houses the hot water cylinder and a doorway into bedroom one. Bedroom one has a window to the front elevation and a range of fitted wardrobes. Bedroom two is a further double with a window to the rear. Bedroom three is a single room with a window to the front and a fitted wardrobe.

The family bathroom has a panel enclosed bath with a Triton electric shower over, pedestal wash hand basin with storage beneath, full height tiling to wall walls and tiled flooring. The separate cloakroom has a low level WC, window to the side elevation and storage cupboards.

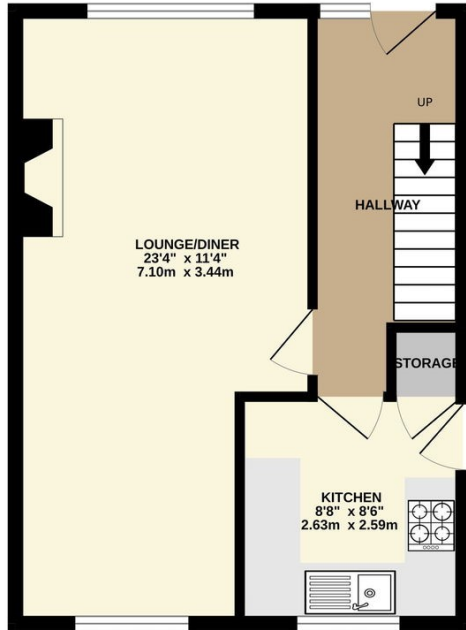
To the front of the property, there is a driveway providing parking with one vehicle giving access to the garage. The garage has an up and over door, power and light connected. Flagged steps then lead down to the front door. There is side access to a secure workshop with power and light then a pathway leading to the rear garden. The rear garden is terraced with lawns and flagged steps. The garden is fully hedge, wall and fence enclosed.

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

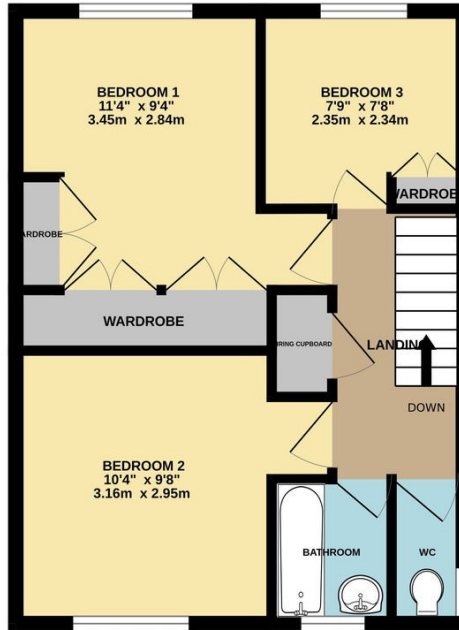


FLOOR PLAN

GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.1 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.
Made with Metropix ©2024

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 'C' for council tax purposes and the amount payable for the year 2023/2024 is £1968.77 (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 | | 85 |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

