

Price £200,000

LAWSON
Estate Agency...Only Better



77 MOOR LANE, ST. BUDEAUX, PLYMOUTH, PL5 1UB

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

FULL DESCRIPTION

Lawson are delighted to market this well-appointed, modernised semi-detached family home in a conveniently elevated location, just a short walk from all amenities, schooling and transport links. The property benefits from accommodation which has been reconfigured and arranged over two floors comprising, a PVCu double glazed front door leading to a large entrance hall with carpeted stairs to the first-floor landing, double doors then open into the sitting room.

The sitting room has a large bay window to the front elevation, built in media wall with shelving housing for the television, wooden effect flooring and doorway into the kitchen. The kitchen is fitted with a matching range of base and eye level storage cupboards with post formed worksurfaces and attractive splash backs, wall mounted Worcester combination boiler, integral fridge freezer, oven, four burner hob, filter canopy, plumbing for a dishwasher, one and a half bowl acrylic sink drain unit with mixer tap, large under stair storage cupboard, spotlights and wooden effect flooring. A doorway leads into the conservatory, PVCu construction with a radiator, wood effect flooring and a doorway into the rear garden.

From the main hallway, carpeted stairs ascend to the first-floor landing. The first-floor landing is very spacious with windows to the side and rear elevation, pull down loft access, large storage cupboard and doorway into bedroom one. Bedroom one has a large bay window to the front elevation with distant views to Cornwall, built in storage cupboards, wood effect flooring. Bedroom two is a further double and has a window to the rear and storage cupboard. The wet room has a Mira Advance electric shower unit, window to the front elevation, pedestal wash hand basin, low level WC, full height tiling to all walls and sealed vinyl floor.

Externally, the front of the property is flagged for ease of maintenance with steps and handrail leading to the front door, there is a side access and a gateway leading to the rear garden. The rear garden is spacious, fully wall and fence enclosed with a flagged patio and raised beds, offers huge potential for further enhancement.

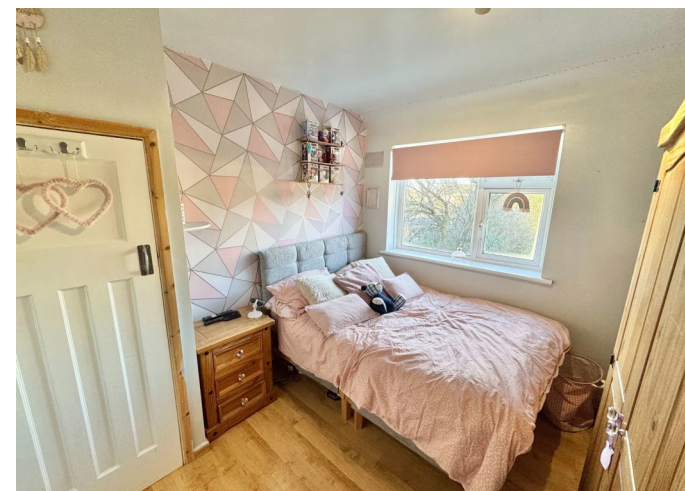
The property has the benefit of PVCu double glazing and gas central heating via the wall mounted Worcester combination boiler.

UTILITIES

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

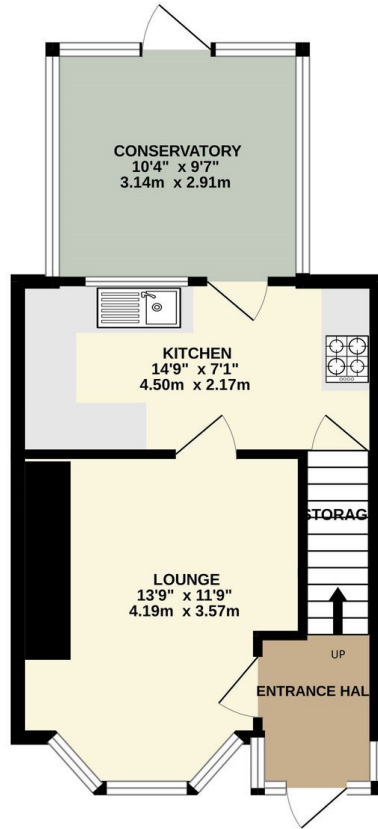
PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

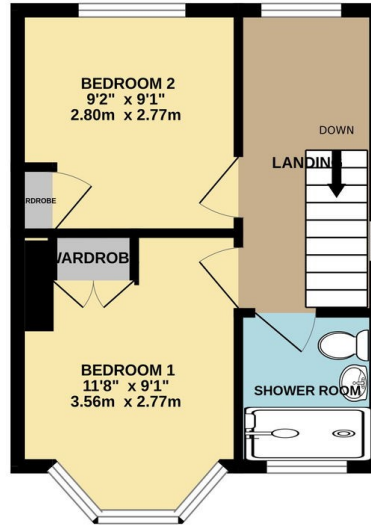


FLOOR PLAN

GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 666 sq.ft. (61.9 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.

SERVICES

Mains water, 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 £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 2025.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

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.

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