

£200,000

LAWSON
Estate Agency...Only Better



54 SEVERN PLACE, EFFORD, PLYMOUTH, PL3 6JJ

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

FULL DESCRIPTION

Lawson are delighted to market this well appointed semi-detached family home in a convenient location with a pleasant aspect benefiting from accommodation arranged over two floors comprising; PVCu double glazed front door leading to an entrance hall with wood effect flooring and stairs to the first floor landing; with under stairs storage housing the gas and electric meters and a door to the sitting room; with a large bay window to the front elevation and a feature fire place with a living flame effect gas fire with wooden surround and mantel. The kitchen is fitted with a range of base and eye level storage cupboards with post formed and roll top worksurfaces, a five burner gas hob, filter canopy, electric double oven, plumbing for washing machine, dishwasher and space for tumble dryer, space for fridge/freezer and window to the rear elevation and stainless steel sink drainer unit with mixer tap and an opening into the dining room; with French doors opening to the rear garden. From the main hallway carpeted stairs ascend to the first floor landing; with a loft access and a window to the side elevation and a door to bedroom one; a spacious double, full height fitted wardrobes, window to the front elevation with far reaching views. Bedroom two a further double with a window to rear elevation. Bedroom three a large single with a window to the front. The bathroom is fitted with a panel enclosed bath with a direct feed shower unit over, pedestal wash hand basin with storage beneath, full height tiling to all walls, wall mounted Ideal i-mini combination boiler. A separate cloakroom with a low level w.c and a window to the side elevation.

Externally the front garden is lawned with steps leading to the front door and a path way which leads to the rear garden which is fence enclosed with a large concrete storage shed with offers huge potential. The property benefits from PVCu double glazing and gas central heating via the combination boiler.

EFFORD

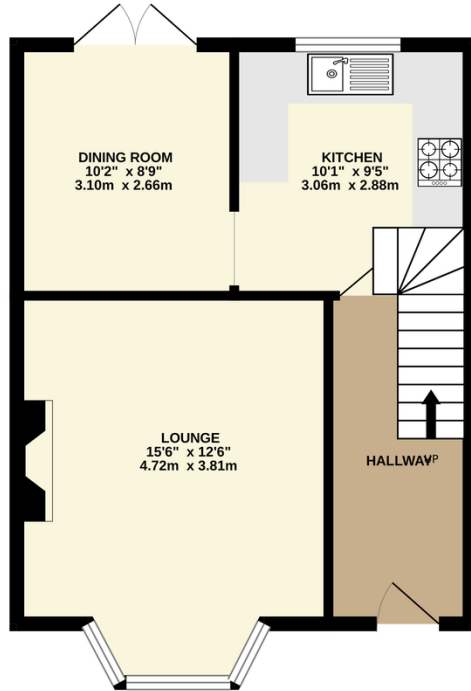
Efford stands on high ground above the Laira estuary of the River Plym and variously offers views over long distances: to the north across Dartmoor, to the east and south-east across the South Hams of Devon. The predominance of the housing stock, dates from the early post war period, albeit, several modern developments. Historically the area around Efford had military importance. Efford Fort was one of the ring of Victorian Palmerston's Follies built to provide defence from risk of French invasion. The area was also heavily occupied by the American army during the preparations for D-Day. This is remembered by the naming of a part of Efford, as Little America. Streets there were given names such as California Gardens, Oregon Way etc. These names were retained when the current houses, were built in the 1970s.

UTILITIES

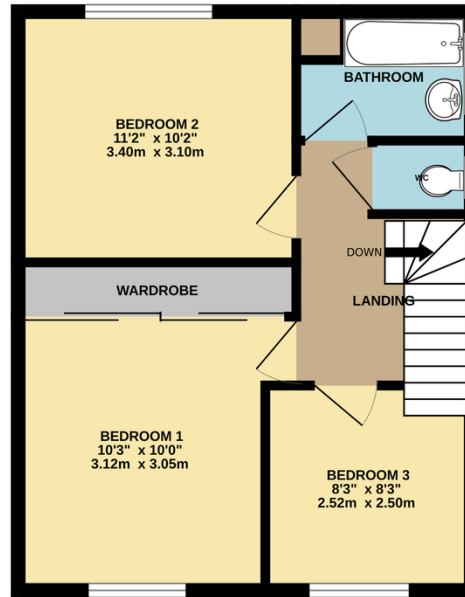
Mains water, gas, electricity and mains drainage, mobile coverage limited broadband connection is ADSL, FTTC and FTTP available.



GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.1 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.
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			87
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

