

£375,000

LAWSON
Estate Agency...Only Better



16 LILFORD GARDENS, WEST PARK, PLYMOUTH, PL5 2DP

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

FULL DESCRIPTION

Lawson are delighted to market this spacious detached modern family home in a convenient location, just a short walk from all amenities and regular transport links. The property was constructed approximately two years ago by Classic Builders based in Plymouth, it is built to a high specification and benefits from accommodation comprising, a composite front door leading into an entrance vestibule with LVT wood effect flooring and a large walk-in coat cupboard. The cloakroom has a low-level WC, window to the side elevation, wash hand basin and LVT flooring.

A door leads into a very large, open planned living area with a luxury fitted kitchen, a Hotpoint double oven, four burner induction hob, filter canopy, dishwasher, one and a half bowl sink drain unit with a mixer tap, stone effect worksurfaces, breakfast bar, LVT flooring, French doors leading to the rear garden, large built in under stair storage cupboard and a doorway to the utility. The utility is fitted with a range of base and eye level storage cupboards, plumbing for a washing machine, stone effect worksurfaces, LVT flooring and doorway to the rear garden, an integral door then leads to the garage which has a roller shutter door, power and light connected.

From the living area, carpeted stairs ascend to the first-floor landing which has a window to the side elevation, pull down loft access and a doorway into bedroom one.

Bedroom one is a spacious double with a window to the rear elevation and a doorway leading to the en-suite with an oversized shower cubicle with a direct feed shower unit, wash hand basin, low level WC, extractor fan and spotlights. Bedroom two is a further double room with a window to the front elevation. Bedroom three is another double room with a window to the front elevation. Bedroom four is a double room with a window to the rear elevation.

The family bathroom is fitted to a high specification with a panel enclosed bath with direct feed shower unit over, chrome towel rail, low level WC, wash hand basin, extractor fan and spotlights.

Externally, to the front of the property there is a tarmac driveway providing parking for several vehicles. The front garden is lawned for ease of maintenance and there is a side access leading to the rear. The rear garden has a flagged patio, level lawn, outside tap and lights.

The property has 8 years remaining on its build warranty and is being offered to the market with no onward chain.

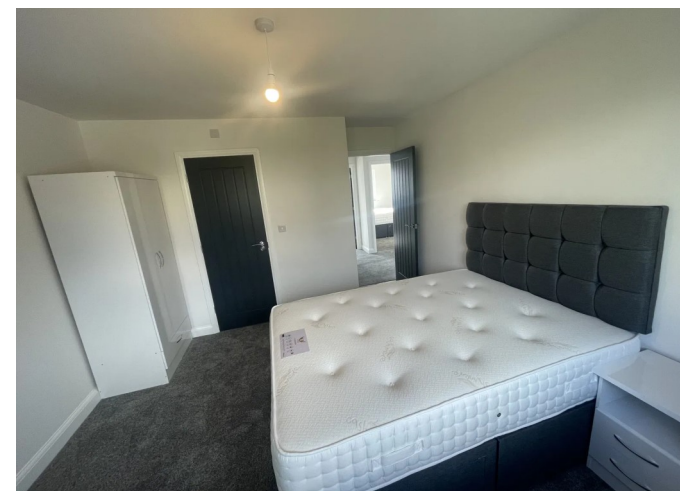
Please note that there is an estate management charge of £311.73 per annum.

AGENT'S NOTE EMPLOYEE

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a relative, of a member of staff, of Lawson.

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.



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. Mobile coverage likely and broadband connection FTTP available.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2024/2025 is £2,214.87 (by internet enquiry with Plymouth City Council). These details are subject to change

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

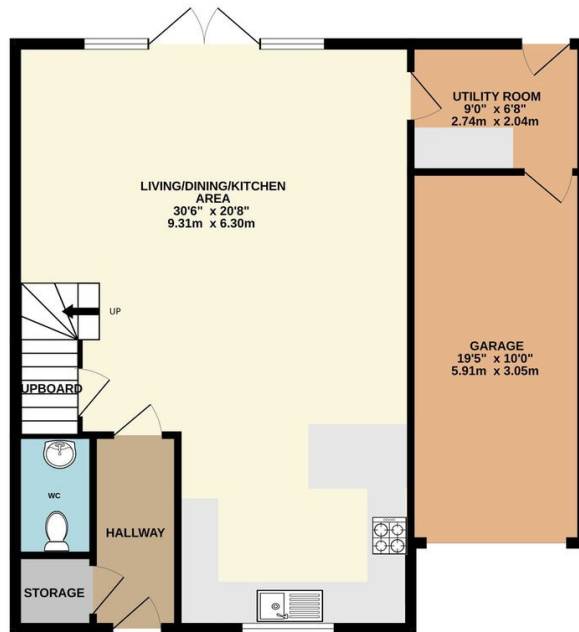
These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2025.

BUYERS INFORMATION

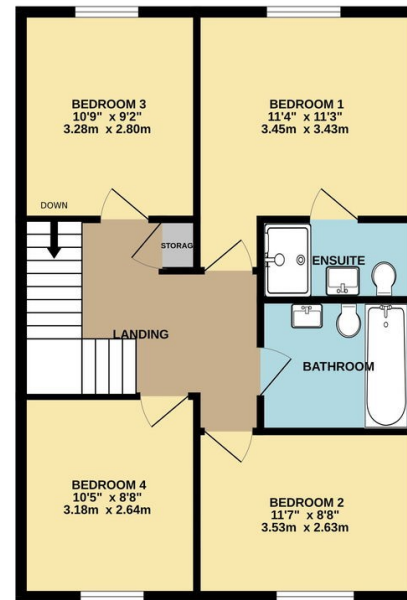
Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks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

GROUND FLOOR
866 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			92
(81-91) B		84	
(69-80) C			
(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	

