

Price £165,000



5 HERBERT PLACE, DEVONPORT, PLYMOUTH, PL2 1RU

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

FULL DESCRIPTION

Lawson are delighted to market this well-appointed, terrace, modern home in a convenient location a short walk for all amenities and regular transport links. The property benefits from well-tended accommodation arranged over two floors comprising; a PVCu double glazed front door leading to an Entrance Hall; with doorway to the Sitting Room; a large window to the front elevation with feature open fireplace and a doorway opening through to the Kitchen/Dining Room; fitted with a matching range of base and eye level storage cupboards with post formed and roll top worksurfaces, stainless steel sink drainer unit and mixer tap, tiled splashbacks, electric cooker point, four burner gas hob, filter canopy, tile effect flooring, window to the rear elevation and door to the rear garden.

From the main hallway stairs ascend to the First Floor Landing; with pull down loft access leading to a boarded attic with lighting and door to Bedroom One; a spacious double with a window to the front elevation, a built-in storage cupboard and dressing table. Bedroom Two a further double with windows to the rear. The Family Bathroom is fitted with a matching three-piece suite comprising; low level w.c, wash hand basin with storage beneath, panel enclosed double ended bath with a shower mixer tap, window to the rear elevation, tiled flooring and tiled walls, chrome towel rail.

Externally, to the front there is a small, enclosed garden whilst to the rear the garden is fully wall enclosed with a gravelled and flagged terrace. A gate to the rear service lane. The property has the benefit of PVCu double glazing and gas central heating via a wall mounted combination boiler.

UTILITIES

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

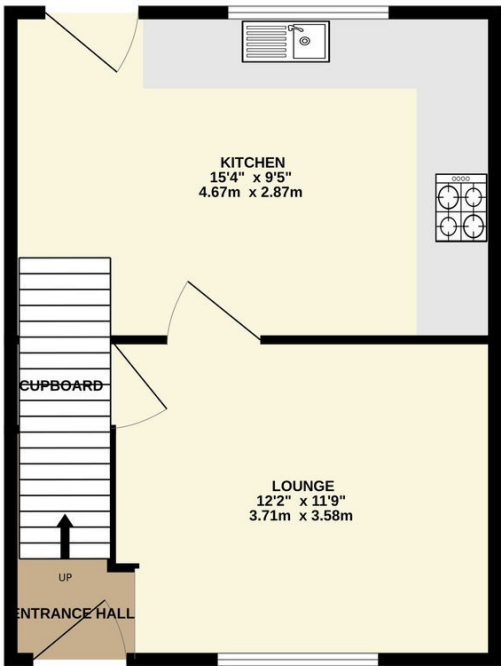
PLYMOUTH

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.

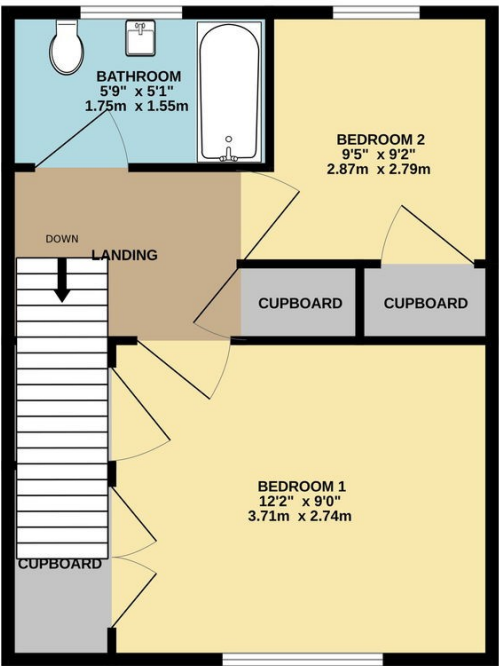


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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 'A' for council tax purposes and the amount payable for the year 2025/2026 is £1,550.28 (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.

