

Price £210,000

LAWSON
Estate Agency...Only Better



29 GREENBANK AVENUE, ST. JUDES, PLYMOUTH, PL4 8PS

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

FULL DESCRIPTION

Lawson are delighted to market this substantial Victorian mid terrace property, divided into two self-contained one-bedroom apartments. The front door leads into a communal entrance vestibule with an inner door and carpeted stairs leading to apartment A; a first floor apartment, incredibly spacious, light and airy, character apartment with a large landing with a window to the rear elevation and a doorway into the lounge/dining room; a spacious room with a large bay window to the front elevation, useful storage cupboards and a doorway to the bedroom. The bedroom has a window to the rear and further recess storage cupboards. The bathroom is fitted with a matching suite with a low-level WC, panel enclosed bath with a Triton electric shower unit over, pedestal wash hand basin and window to the side elevation. A doorway to the kitchen/breakfast room which is fitted with a matching range of base and eye level storage cupboards with post formed and roll top worksurfaces, four burner gas hob, electric oven, stainless steel sink drain unit with a mixer tap, tiled splash backs, filter canopy, plumbing for washing machine, wall mounted Glow Worm combination boiler, PVCu double glazed door and window to the rear terrace. The terrace has a south westerly aspect and is tiled with a balustrade and steps leading down to the rear access.

Apartment B is located on the ground floor and has a private front door leading into the entrance hall with several large storage cupboards and a wall mounted gas boiler. A doorway then leads into the sitting room with a large bay window to the front elevation, attractive moulded ceiling, ceiling rose and a tiled fireplace. A doorway then leads into bedroom one, a spacious double with a window to the rear elevation, further tiled fireplace and moulded ceiling. Into the dining room with a window to the side elevation and recessed storage cupboards, double doors then open through into the kitchen which is fitted with a range of base and eye level storage cupboards with post formed and roll top worksurfaces, stainless steel sink drain unit with tiled splash backs, gas cooker point, plumbing for a washing machine, window to the side elevation and a doorway to the rear garden. The bathroom has a panel enclosed bath with a shower mixer tap, tiled splash backs, pedestal wash hand basin, low level WC, wall mounted multi-point hot water heater and window to the rear elevation. In the kitchen, a doorway opens out into the courtyard garden which is wall enclosed with an attractive flower bed.

The property has separate gas and electric meters for each flat. The property is held on a freehold basis with the first floor flat being vacant and the ground floor apartment is currently tenanted.

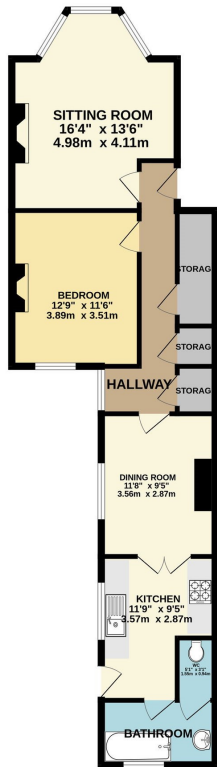
PLYMOUTH

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

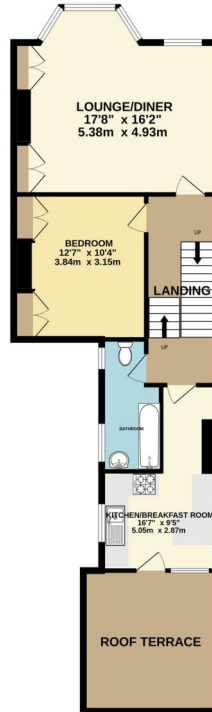
GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 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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GROUND FLOOR
808 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.0 sq.m.) approx.

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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.

UTILITIES

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

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band A (PER FLAT) for council tax purposes and the amount payable for the year 2023/2024 is £1,476.58 (by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

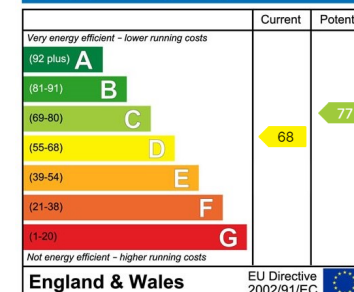
These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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



Energy Efficiency Rating

