

Price £400,000

LAWSON
Estate Agency...Only Better



1 NORMANDY HILL, SALTASH PASSAGE, PLYMOUTH, PL5 6LR

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

FULL DESCRIPTION

Lawson are delighted to market this much loved, extended semi detached family home, right on the edge of the Devon/Cornwall border with outstanding views over The River Tamar, The River Lynher and The Tamar Bridges. The property is a stones throw away from all amenities, excellent transport links and benefits from an extended accommodation arranged over two floors comprising; a PVCu double glazed front door leading into an entrance hall with striped wooden flooring and a picture rail. A doorway opens into a dining room with a picture rail, stone effect flooring and a large opening into a spectacular triple aspect sitting room.

The sitting room has windows to the front and side elevation and French doors to the rear elevation, a feature wood burning stove with a natural stone fireplace, oak mantle-piece and slate hearth, stone effect flooring, sliding patio door leading out to a large south westerly facing wood decked terrace with steps to the lower ground.

The kitchen is fitted with a matching range of base and eye level storage cupboards with stone worksurfaces, sink drain unit with mixer tap, integral fridge freezer, dishwasher, oven, hob, filter canopy, tiled splash backs, tiled flooring, a trap door to the lower ground floor. Into the rear lobby with a doorway into the shower room with a tiled shower cubicle with an electric shower unit, low level WC, pedestal wash hand basin, vaulted ceiling and Velux window. The bathroom is fitted with a matching white 3-piece suite comprising, a low-level WC, pedestal wash hand basin, panel enclosed bath, window to the side and an extractor fan. Into the rear lobby, there is a tiled floor with a doorway leading out to the large, decked terrace.

From the main hallway, a doorway leads to bedroom one. A spacious double with a window to the rear elevation and fitted wardrobes. Bedroom two is a further large double with a bay window to the front elevation, fitted wardrobes and a picture rail. Bedroom three is a double bedroom with a bay window to the front, fitted wardrobes and a picture rail.

From the kitchen, a trap door leads to the lower ground floor. An extensive, very useable cellar. Cellar room one is used as a utility/workshop with full height and has the control panel for the solar panels and consumer unit. A doorway then leads to cellar room two with approx. 6ft 6 of head height currently used as a small gym. Cellar room three with approx. 6ft of head height has been used as a snooker room in previous years. From the utility, a doorway leads to a small lobby with a doorway to the rear garden.

Leading into the garage with an electric roller shutter door, power and light connected.

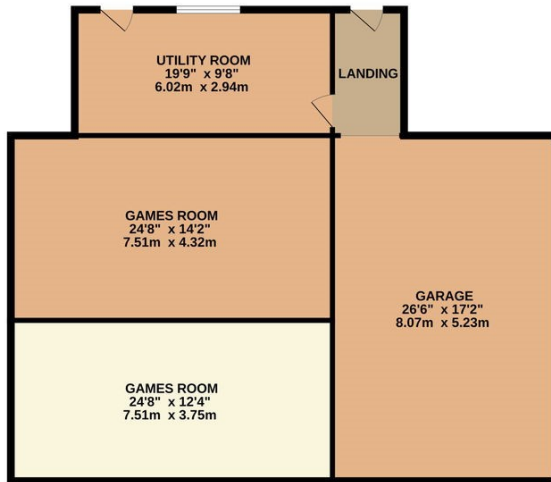
Externally, the front garden is lawned for ease of maintenance with a recently laid stone flagged path. To the rear, a particular feature of the property is its fantastic fully wall and fence enclosed flagged patio, its beautiful south westerly aspect with steps leading up to the decked terrace, a further side gateway leads to the parking area with parking for several vehicles.

The property has the benefit of gas fired central heating and PVCu double glazing throughout.

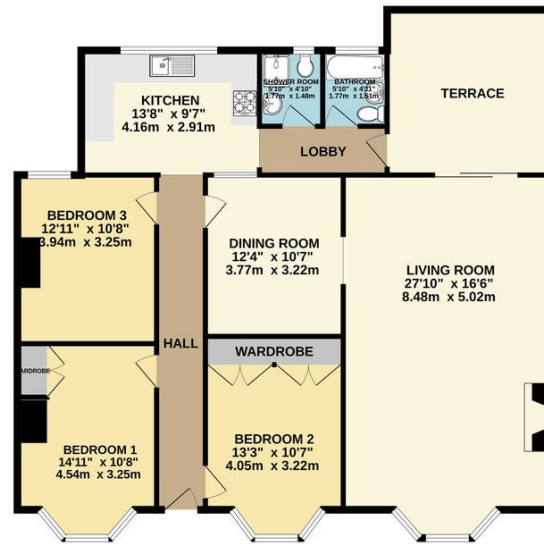


FLOOR PLAN

BASEMENT
1350 sq.ft. (125.4 sq.m.) approx.



GROUND FLOOR
1464 sq.ft. (136.0 sq.m.) approx.



TOTAL FLOOR AREA: 2815 sq.ft. (261.5 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.

UTILITIES

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

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2023/2024 is £1968.77 (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		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	83	88
(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	

