

FOR SALE

Price £170,000



Alan Cummings
estate agents & valuers

7 The Lawns, Crownhill, Plymouth, PL5 3AB



- **Exceptionally well presented mid-terraced town house**
- **Well proportioned light and airy three storey accommodation, built circa.1967**
- **Extensively improved and maintained to a high standard**
- **Quality uPVC double glazing**
- **Gas central heating with new boiler**
- **Entrance hall, useful utility room**
- **Generous size lounge, modern fitted kitchen/dining room**
- **2 double bedrooms, well appointed Shower room/wc**
- **Private drive and carport with space for parking up to four vehicles**
- **Well kept communal gardens and grounds**

THE PROPERTY

An exceptionally well presented mid-terraced town house style property which is understood to have been built circa 1967. The current owner has upgraded and improved the property, which has been looked after extremely well to a high standard. The accommodation laid out over three storeys. At the front a large private parking area gives access to a double width car port and providing space for four vehicles off street.

The accommodation with ground floor entrance hall, useful storage and a utility room off with well designed storage and spacious understairs storage cupboard housing the new gas fired boiler fitted in February 2019. At first floor level a generous sized lounge to the front and an attractive modern fitted integrated kitchen/dining room with outlook to the rear. At second floor level a large main double bedroom with fitted wardrobes, a second good sized double bedroom with built-in storage and a well appointed shower room with 'Roca' quality suite.

LOCATION

Set in this highly popular residential area, relatively quiet, private and secure. With a good variety of local services and amenities found nearby including those in Crownhill village and with convenient access into the city and closeby connections to major routes in other directions.

GROUND FLOOR

uPVC part double glazed front with windows to either side into:

HALL Light point and smoke detectors. Staircase with carpeted treads rises and turns to the first floor, useful understairs storage cupboard. Door to:

UTILITY ROOM 9' 2" x 8' 3" max. (2.79m x 2.51m max.) uPVC double glazed window and pvc part double glazed back door. White hardwood dresser. Cleverly designed storage with curtains opening to a range of shelving. Plumbing suitable for automatic washing machine and vent for tumble dryer. Access hatch to deep understairs storage cupboard which houses the Worcester gas fired boiler which services the central heating and domestic hot water.

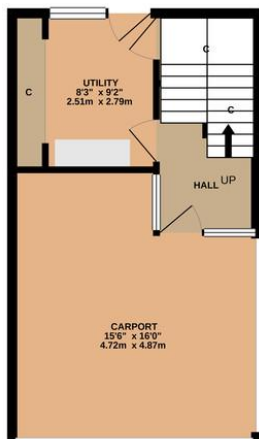
FIRST FLOOR

LANDING Window to the rear. Smoke detector. Door entry phone handset.

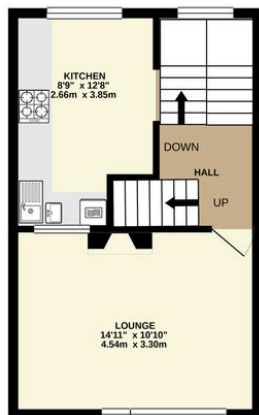
LOUNGE 14' 11" x 10' 10" (4.55m x 3.3m) Picture window to the front with open views. Focal feature fireplace with polished surround and hearth and fitted electric fire. T.v aerial and telephone points.

KITCHEN/DINING ROOM 9' 8" in part 12'8" x 8' 9" (2.95m in part 3.86m x 2.67m) 9' 8" in part 12'8" x 8' 9" (2.95m x 2.67m) Window to the rear. Modern fitted integrated kitchen with a good range of cupboard and drawer storage set in wall and base units, roll edge worksurfaces with tiled splashbacks, integrated Carron Phoenix corner one and half bowl integral sink unit with 'Astracast' chrome mixer tap, quality integrated appliances include Neff four ring variable sized gas hob with Whirlpool stainless steel illuminated extractor hood over, stainless steel and glass, double electric oven/grill, and automatic dishwasher. Various lighting including concealed under unit lighting and downlighters. Wine rack.

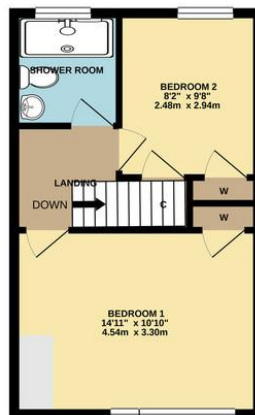
GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



2ND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 1019 sq.ft. (94.7 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.
Made with Metropix ©2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE –

10-12 Egguckland Road,
Henders Corner, Mannamead,
Plymouth, PL3 5HE

T: 01752 664125

E: enquiries@alancummings.co.uk

SECOND FLOOR

LANDING Smoke detector.

BEDROOM ONE 14' 11" x 10' 10" (4.55m x 3.3m) Wide picture window to the front with long views. Light point. Deep built-in overstairs wardrobe with cupboard above. Fitted wardrobe and adjoining three drawer chest.

BEDROOM TWO 9' 8" x 8' 2" (2.95m x 2.49m) Window to rear. Coved ceiling and light point. Useful built-in shelved storage cupboards, one of which can be used as a wardrobe.

SHOWER ROOM Patterned obscured glazed window to the rear with fitted shutters. White quality suite from Roca incorporating close coupled wc, vanity wash hand basin with chrome mixer tap and cupboard under, double sized tiled shower with thermostatically controlled shower, floor to ceiling ripple white wall tiling incorporating decorative borders and inserts, contemporary tongue and groove clad ceiling with three downlighters, chrome ladder radiator.

EXTERNALLY

At the front, space for parking four vehicles on the private double width drive and beneath the:

DOUBLE CAR PORT 16' 0" x 15' 6" in part 12.0" (4.88m x 4.72m in part 3.66m) With attractive well maintained communal open plan garden areas with lawn and decorative borders.

FLOOR COVERINGS Quality fitted floor coverings replaced in the last three years, are included in the sale price.

TENURE LEASEHOLD The properties, being numbered 2 to 19 The Lawns jointly own the Freehold Title which is represented by 'The Manadon Court Residents Association'. A new lease was set up and run for a term of 999 years from 2003. The management company is run by the Freeholder owners and this looks after the overall upkeep and well being of the building. A current management fee of £95 pm is payable and this cost covers block buildings insurance, maintenance to external parts of the building and gardening for the communal gardens. Recent major works included new roof coverings undertaken in 2018, re-rendering and repainting of the elevations.

COUNCIL TAX BAND: B



the mark of
quality
professionalism
worldwide



Surveyors & Valuers



Smarter property search



The UK's number one property website