

51 Lady Fern Road, Roborough, Plymouth, PL6 7ET

Plymouth

Offers Over £200,000

A spacious two bedroom end terraced property situated at the end of this quiet residential cul-de-sac offering easy access to local amenities and Dartmoor National Park. The living accommodation which is well presented in tasteful neutral colours with vertical blinds and new carpets fitted throughout and is arranged over two levels and comprises; entrance hall, cloakroom, lounge and a modern fitted kitchen/diner on the ground floor. On the first floor a landing leads to a family bathroom and two bedrooms, bedroom one has the benefit of an en-suite shower room. Externally there are well maintained front and rear gardens a garage and extra additional parking on a driveway for two cars. The property also benefits from PVCu double glazing and gas central heating. It is being offered to the market with no onward chain an internal viewing is highly recommended to truly appreciate this lovely home.

The living accommodation.
Approached through part glazed front door to.

ENTRANCE HALL
Radiator, door to w.c, door to.

LOUNGE
PVCu double glazed bay window to front, living flame effect electric fire with polished stone surround and hearth and wooden mantel over, stairs to first floor, PVCu double glazed window to side.

KITCHEN/DINER
Roll edged worksurfaces with cupboards and drawers under and matching wall units, single drainer sink unit with mixer tap, built in electric oven and four ring gas hob with extractor hood over, plumbing for washing machine, cupboard housing gas boiler which serves domestic hot water and central heating system, PVCu double glazed window and patio door to rear garden.

FIRST FLOOR LANDING
Doors to all first floor accommodation, access to loft.

BEDROOM ONE
PVCu double glazed window to front, radiator, door to.

EN SUITE SHOWER ROOM
Comprising tiled shower cubicle with inset shower, low level w.c, pedestal wash hand basin, extractor fan.

BEDROOM TWO
PVCu double glazed window to rear, radiator.

BATHROOM
Matching suite comprising panelled bath, low level w.c, pedestal wash hand basin, shaver socket, radiator, PVCu double glazed frosted window to rear.

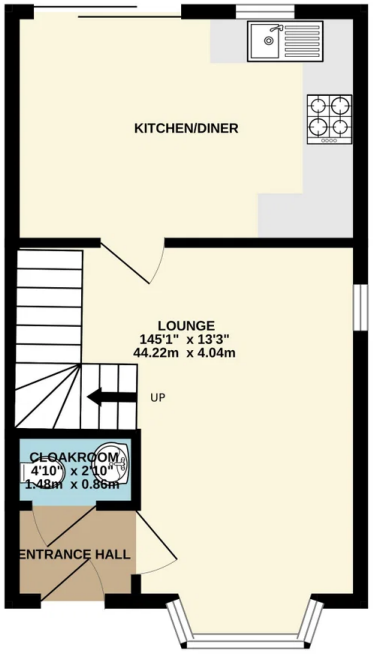
EXTERNALLY
Front - Path leads to front door with adjacent enclosed lawned garden. Rear - A side entrance gate to rear patio area which leads to a lawned garden enclosed by fence boundaries.

GARAGE
With metal up and over door and extra additional parking on driveway for two cars.

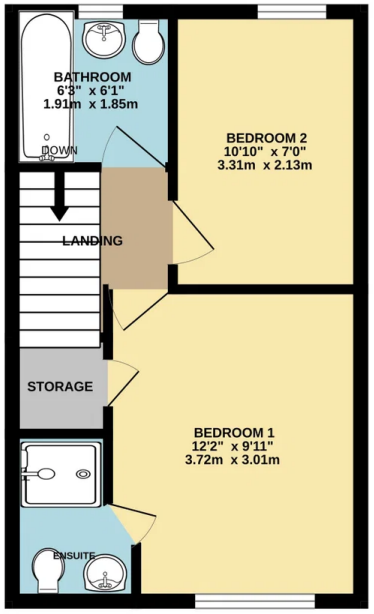




GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.

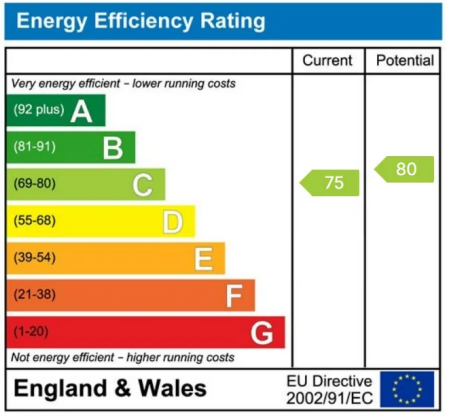


TOTAL FLOOR AREA : 636 sq.ft. (59.1 sq.m.) approx.

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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UTILITIES

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

A new gas certificate, new boiler servicing certificate and EPC certificate.

OUTGOINGS PLYMOUTH

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2025/2026 is £1808.57 (by internet enquiry with Plymouth City Council). These details are subject to change.

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.
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