



22 Lady Fern Road, Roborough, Plymouth
Plymouth

£270,000

A three-bedroom mid-terrace property situated in this popular North Plymouth development, offering easy access to a host of local amenities, including Dartmoor National Park. The living accommodation, which is well-presented throughout in tasteful neutral colours, is arranged over two levels. It comprises entrance hall, lounge, cloakroom, and a modern fitted kitchen with integrated appliances on the ground floor.

On the first floor, landing leads to a modern family bathroom and three bedrooms. Bedroom one has the benefit of built-in wardrobes and an en-suite shower room. Externally, there are front and rear gardens and a garage. The property also benefits from uPVC glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this lovely family home.

ROBOROUGH VILLAGE

Roborough Village is situated approximately five miles to the north of Plymouth city centre and is well placed for all local amenities which include the nearby Tesco & Lidl superstore's, a local village public house/restaurant, a number of additional shops and businesses and a popular CofE primary school all within walking distance. There is a regular bus service to the city centre, as well as a "Park and Ride" bus service. Roborough Village is situated adjacent to the A386, which provides easy access to both the city centre and Dartmoor National Park.

OUTGOINGS PLYMOUTH

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2026/2027 is £2170.53 (by internet enquiry with Plymouth City Council). These details are subject to change.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage xxx, broadband connection xxx.

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). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete.



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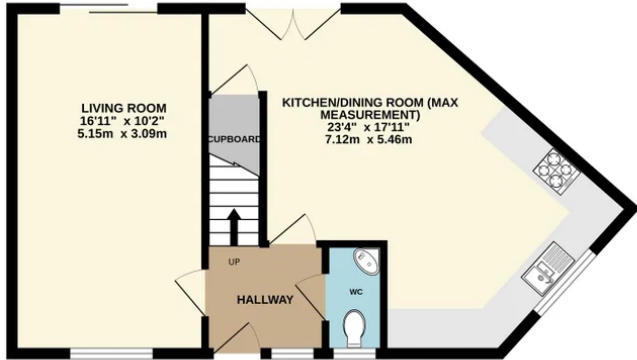
SERVICES
Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

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.

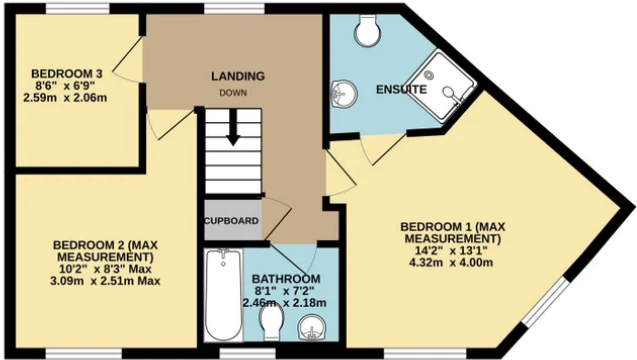
FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES
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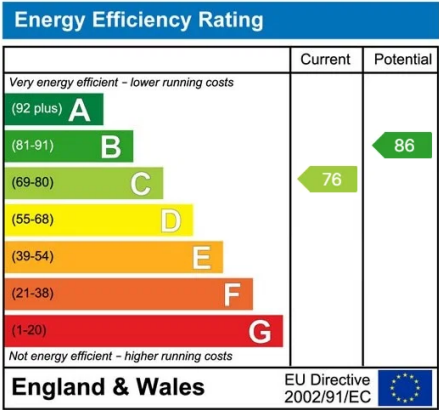
GROUND FLOOR



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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