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THE LAWNS, TORPOINT

GUIDE PRICE £195,000

Extended two bedroom semi-detached home with conservatory, large kitchen/diner, enclosed garden and lovely views over Thanckes Park and the River Tamar. Driveway parking, modern bathroom, and peaceful cul-de-sac setting near amenities and Antony Estate.

- Large open-plan kitchen/diner
- Conservatory with scenic views
- Driveway parking for one car
- Private, enclosed rear garden

This superbly extended semi-detached home is situated in a tucked-away position within The Lawns, a quiet residential cul-de-sac in Torpoint. The property offers well-balanced living spaces ideal for couples, young families or downsizers alike. With a spacious modern kitchen/diner, bright lounge, enchanting conservatory and two bedrooms, the home also benefits from a private, low-maintenance garden and driveway parking. Enjoy far-reaching views across Thanckes Park and glimpses of the River Tamar from both the conservatory and principal bedroom.

Ground Floor:

The entrance hallway offers a warm welcome with timber flooring, a wall-mounted radiator and a practical understairs storage cupboard. The living room is a generous and inviting space, complete with a wall-mounted electric fire and glazed double doors opening into the conservatory. This extended addition enjoys panoramic triple-aspect views and a pitched roof with roof panels and vertical blinds, making it a perfect year-round retreat. French doors lead directly onto the raised decking.

The stylish kitchen/diner is a standout feature of the home, offering excellent space for both cooking and entertaining. Fitted with a range of white Shaker-style base and wall units, solid oak worktops and tiled splashbacks, the kitchen also includes a breakfast bar, integrated oven with gas hob and extractor, and spaces for a dishwasher and washing machine. A separate dining area sits in front of glazed doors that open directly onto the garden terrace.

First Floor:

The main bedroom to the rear enjoys lovely green views over Thanckes Park and out towards the River Tamar, with spacious built-in wardrobes and matching vanity bed-side units, offering excellent storage. Bedroom two overlooks the front and also includes a radiator for year-round comfort. The family bathroom is finished in a smart modern style, with a white panelled bath and mains shower overhead shower, glass screen, vanity unit with WC and hand basin, tiled splashbacks and a chrome towel radiator.

Gardens and Exterior:

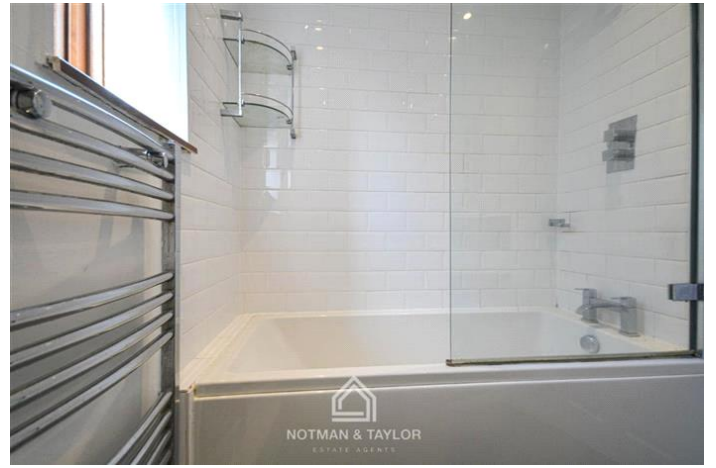
The rear garden is fully enclosed and attractively laid out over two tiers, with raised decking and gravelled seating areas ideal for outdoor entertaining. Timber fencing provides privacy, and the elevated setting allows for leafy outlooks towards the park. The front of the property features a gravelled garden with pathway to the entrance, and driveway parking for one vehicle.

Situation:

The Lawns is a small, peaceful cul-de-sac located off Trevol Road, within easy walking distance of local schools, parks, shops and amenities. Thanckes Park is just a stone's throw away, with its open green space, sports facilities and scenic estuary views. The Torpoint Ferry offers quick access to Plymouth for commuting, shopping and rail connections, while the Rame Peninsula and Whitsand Bay are just a short drive away, offering superb walking and beaches.

Council Tax Band: B





The Lawns, Torpoint



Approx. Gross Internal Floor Area 674 sq. ft / 62.68 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.