

**Guide Price £110,000 Leasehold**



**12 SKERRIES ROAD, SOUTHWAY, PLYMOUTH, PL6 6ED**

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

## **FULL DESCRIPTION.**

A spacious purpose built, first floor maisonette presented in good decorative order throughout in tasteful, neutral colours, situated in this sought after location offering easy access to local amenities. The living accommodation comprises: private entrance hall leading to the first floor landing, spacious dual aspect lounge, fitted kitchen with built in electric oven and four ring hob, bathroom and a good sized double bedroom.

Externally to the front there is a shared path that gives access to the rear where there are two private storage sheds. The rear garden is split in two with the top flat enjoying the use of the far end of the garden which is level and predominately laid to lawn with some well planted flowerbeds.

The property also benefits from PVCu double glazing, gas central heating via a recently installed boiler and no onward chain. The maisonette would be ideal for both first time and investment purchasers.

Held on a leasehold basis with a 125 year lease dated 1987. There is an annual service charge of £480.32 and ground rent of £10.

## **SOUTHWAY**

Southway is located north of Plymouth City Centre offering easy access to Derriford Hospital and the nearby Tesco Superstore. A regular bus service and park and ride gives access to Plymouth City Centre which is approximately four miles away. Southway has a local surgery and its own shopping centre which includes a post office, Co-operative, an Aldi supermarket and several other small businesses. There is a Local Nature Reserve, and area of woodland and grassland with extensive footpaths making it easily accessible. There are several nearby primary schools which include Widewell and Oakwood and is approximately two miles from Dartmoor National Park.

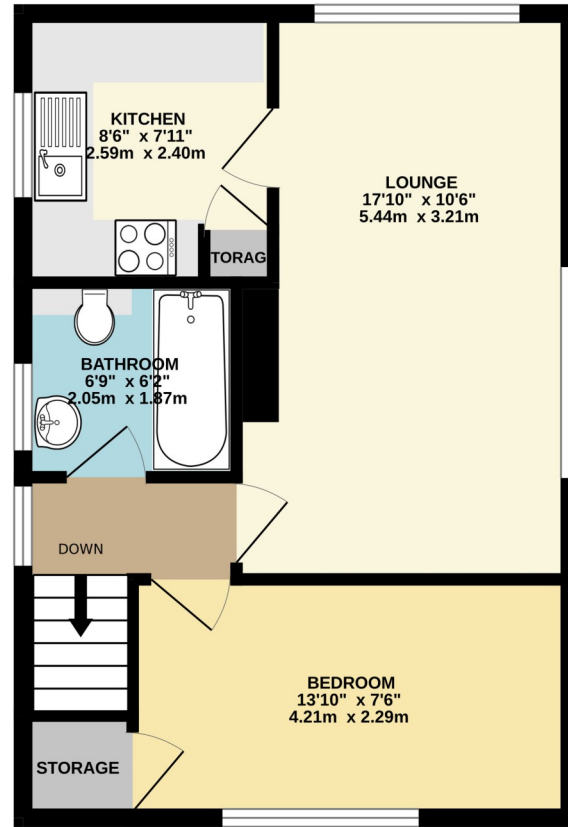
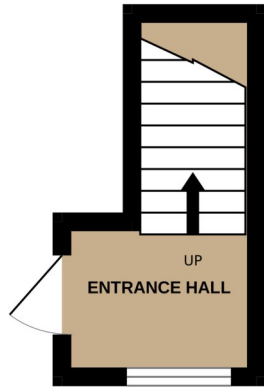
## **PLYMOUTH**

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.



GROUND FLOOR  
56 sq.ft. (5.2 sq.m.) approx.

FIRST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 489 sq.ft. (45.4 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 ©2023

## 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.

## SERVICES

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

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band ' A ' for council tax purposes and the amount payable for the year 2024/2025 is £1476.58 (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 2024.

Lawson themselves on behalf of 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

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	75
(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	

