

Offers Over £200,000 Freehold

LAWSON
Estate Agency...Only Better



237 SOUTHWAY DRIVE, SOUTHWAY, PLYMOUTH, PL6 6QH

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

Lawson are delighted to market this beautifully appointed terrace family home, just a short walking distance from all amenities and regular transport links. The property has been lovingly maintained for the last 40 years by the present occupiers and benefits from luxury accommodation arranged over two floors comprising; PVCu double glazed front door leading into an entrance vestibule with tiled flooring and carpeted stairs to the first floor landing, a glazed door leads to the sitting room.

The sitting room is a spacious room with a large bay to the rear elevation, sliding patio doors, feature fireplace with a living flame gas fire, marble hearth, moulded ceiling and ceiling rose. The kitchen is fitted with a matching range of base and eye level storage cupboards with post formed and roll top worksurfaces, space for a range cooker, filter canopy, plumbing for a dishwasher, washing machine and space for a tumble dryer, an integral fridge freezer, window to the rear elevation, one and a half bowl stainless steel drain unit with mixer tap, large under stair storage cupboard and a doorway to the rear garden.

From the entrance hall, carpeted stairs ascend to the first floor landing with a window to the rear elevation and a pull down loft access. The loft houses the gas fired combination boiler. Bedroom one is a spacious double and has windows to the front and rear elevation and fitted wardrobes with sliding mirrored doors. Bedroom two is a further double and has a window to the front elevation, a fitted wardrobe and storage unit.

The shower room has been ungraded to an incredibly high standard with marble tiled flooring and walls, oversized shower cubicle with a direct feed shower unit, integral sink unit with a waterfall tap, low level WC, extractor fan, spotlights and window to the rear.

Externally, the property is approached via a pedestrian path with a front gate leading to the front garden which is lawned for ease of maintenance with mature shrubs. The rear garden which is a particular feature of the property is South Westerly facing with a flagged patio, level lawn and a decked terrace leading to a beautifully appointed summer house which could be used for an external office, family playroom, bar and an additional benefit of a small workshop.

The property benefits from PVCu double glazing, gas fired central heating and solar panels.

OUTGOINGS PLYMOUTH

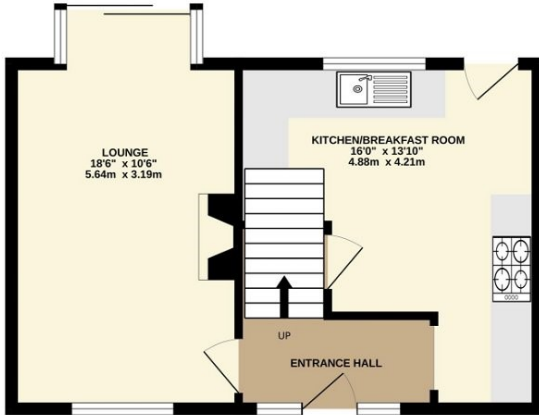
We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2024/2025 is £1,476.58 (by internet enquiry with Plymouth City Council). These details are subject to change.

SOUTHWAY

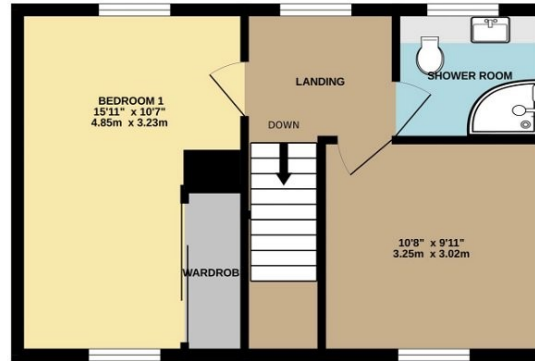
Southway is located north of Plymouth City Centre offering easy access to Derriford Hospital and the nearby Tesco Superstore. A regular bus service and park and ride gives access to Plymouth City Centre which is approximately four miles away. Southway has a local surgery and its own shopping centre which includes 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.



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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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.

VIEWING

By appointment with Lawson

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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 2023.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	79	
(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	

