

Guide Price £220,000



31 LONGSTONE AVENUE, SOUTHWAY, PLYMOUTH, PL6 6QY

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Lawson are delighted to market this beautifully appointed end terrace family home in Southway, just a short walk from the local shops, excellent schooling and regular bus links. The property is maintained to a high standard throughout and benefits from accommodation arranged over two floors comprising: an entrance hall with carpeted stairs to the first-floor landing with an oak handrail, newel post and glass balustrade.

Opening into an open plan lounge/diner area with windows to the front and rear elevations, a feature fireplace and then opening through into a recently refitted kitchen. The kitchen is fitted with a matching range of base and eye level storage cupboards with post formed worksurfaces, sink drainer unit with mixer tap, integral oven, four burner hob and extractor hood, wood effect flooring, a window to the rear garden and window to the front.

Into the entrance hall, carpeted stairs ascend to the first floor landing with a doorway to bedroom one. Bedroom one is a spacious double with a large window to the front elevation and built in storage cupboards. Bedroom two is a further large double with a window to the front elevation. Bedroom three is a large single with a window to the rear and a cupboard which houses the wall mounted combination boiler.

The shower room is fitted with an oversized shower cubicle, pedestal wash hand basin with tiled splash backs and a window to the rear. There is a separate cloakroom with a low level WC.

Externally, the front garden is fully enclosed with a gateway and pathway to the front door, lawned with flower, shrub beds and borders. The rear garden is fully fenced enclosed, lawned with a raised decked terrace and storage shed.

Outside the front of the property, there is an attractive green which is maintained by the local authority.

The property has the benefit of PVCu double glazing and gas fired central heating via the wall mounted combination boiler.

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.



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

OUTGOINGS

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FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

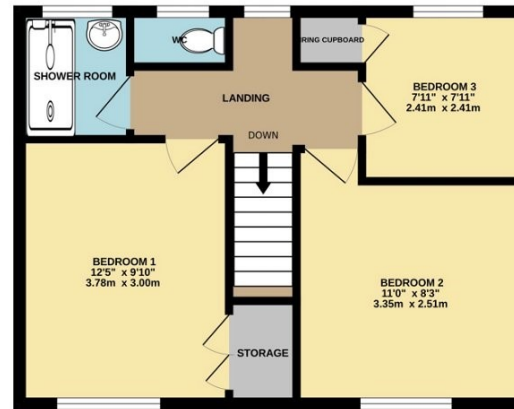
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GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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