

**Price £240,000**

**LAWSON**  
Estate Agency...Only Better



**60 WHITEHAVEN WAY, SOUTHWAY, PLYMOUTH, PL6 6BJ**

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



A deceptively spacious three bedroom semi detached property, situated in a quiet off road position within this popular North Plymouth development offering easy access to local amenities. The living accommodation which is beautifully presented throughout in tasteful neutral colours is arranged over two levels and comprises, entrance hall, lounge/diner, fitted kitchen and utility/cloakroom on the ground floor. The first floor landing leads to three bedrooms and a modern family bathroom.

Externally, to the front of the property there has stone chippings and a small lawned garden and to the rear, there is a low maintenance garden which gives access to the rear parking space.

The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this wonderful family home.

### **LIVING ACCOMMODATION**

Approached through part glazed wooden front door. Door to:

#### **ENTRANCE HALL**

Stairs to first floor, built in storage cupboard, radiator, doors to all ground floor accommodation.

#### **LOUNGE/DINER**

Living flame effect electric fire with wooden surround, mantel and hearth, radiator, PVCu double glazed window and door to rear.

#### **KITCHEN**

Roll edge work surfaces with cupboard and drawers under and matching wall units, single drainer stainless steel sink unit with mixer tap, built in electric oven and four ring gas hob with extractor hood over, plumbing for washing machine, PVCu double glazed window to the front.

#### **UTILITY/CLOAKROOM**

Roll edge worksurfaces incorporating a sink unit with mixer tap and storage under, low level WC, radiator.

#### **FIRST FLOOR LANDING**

Doors to all first floor accommodation, access to loft.

#### **BEDROOM ONE**

PVCu double glazed window to the rear with far reaching views, radiator.

#### **BEDROOM TWO**

PVCu double glazed window to the front, radiator.

#### **BEDROOM THREE**

PVCu double glazed window to the front, radiator.



BATHROOM

Matching suite comprising, panel bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, radiator, PVCu double glazed frosted window to the rear.

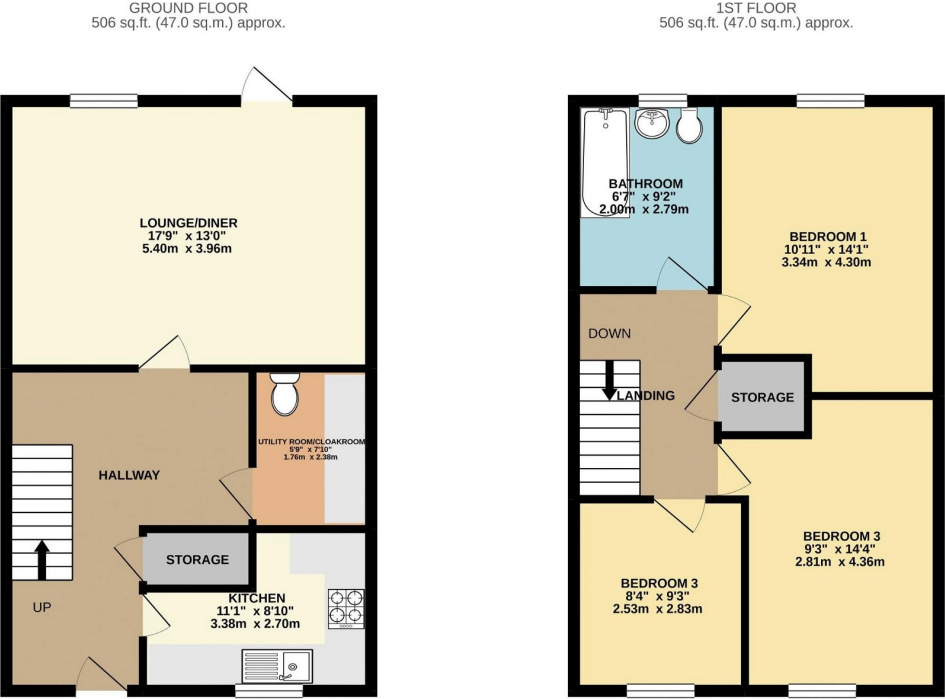
EXTERNAL

To the front, the garden is stone chippings and has a small lawned area and at the rear, there is a low maintenance paved garden, enclosed by fence boundaries and a gate giving access to the allocated paring space.

There is an estate management charge of £135PA.

SOUTHWAY

Southway is located north of Plymouth City Centre offering easy access to Derriford Hospital and the nearby Tesco Super-store. 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



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 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

OUTGOINGS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2023/2024 is £1,968.77 (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 2023.

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