

Price £230,000



63 FLEETWOOD GARDENS, SOUTHWAY, PLYMOUTH, PL6 6FB

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

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.

A spacious three bedroom semi detached property, situated towards the end of a quiet residential cul-de-sac offering easy access to local amenities. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels and comprises, entrance hall, lounge/dining with access to the rear garden, cloakroom and a modern fitted kitchen on the ground floor.

On the first floor, landing leads to a modern family bathroom and three bedrooms, two of which have built in wardrobes and bedroom one has an en suite shower room.

Externally, there are well maintained level front and rear gardens and a carport at the rear of the property.

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

LIVING ACCOMMODATION

Approached through part glazed wooden front door to:

ENTRANCE HALL

Stairs to first floor and doors to all first floor accommodation, door to:

LOUNGE/DINER

PVCu double glazed French doors to rear, PVCu double glazed window to rear, radiator, under stair storage cupboard.

KITCHEN

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

CLOAKROOM

Low level WC, wash hand basin, radiator, PVCu double glazed frosted window to the front

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft, built in storage cupboard.

BEDROOM ONE

PVCu double glazed window to the rear, built in wardrobe with sliding mirrored doors, door to:



EN SUITE SHOWER ROOM

Tiled shower cubicle with inset rain head shower, low level WC, wash hand basin with cupboards under, heated towel rail, extractor fan

BEDROOM TWO

PVCu double glazed window to the front, built in wardrobes with sliding doors, radiator

BEDROOM THREE

PVCu double glazed window to the rear, radiator

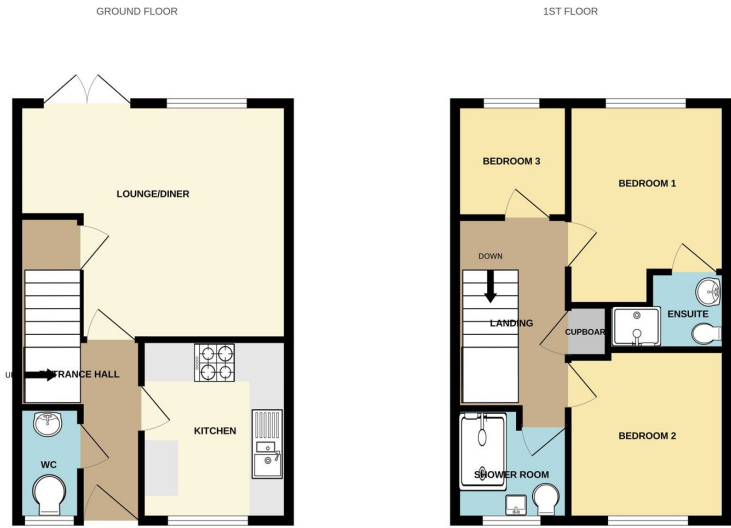
BATHROOM

Matching suite comprising, panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, part tiled walls, radiator and PVCu double glazed frosted window to the front.

EXTERNALLY

To the front of the property, path to the front door with adjacent low maintenance garden. To the rear of the property, there is a paved area which leads to the level lawned garden which in turn leads to a decking area with raised flower beds, enclosed by fence and walled boundaries. A gate then gives access to the rear car park, where you will find parking for one car.

FLOOR PLAN



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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 02/24

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.

UTILITIES

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

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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