

Guide Price £199,950



32 SKERRIES ROAD, SOUTHWAY, PLYMOUTH, PL6 6EF

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

FULL DESCRIPTION

A two double bedroom end terrace property standing on a generous level plot situated in the sought after residential location, offering easy access to local amenities. The living accommodation, which is arranged over two levels and requires updating comprises, entrance hall, dual aspect lounge with bay window overlooking the rear garden and a fitted kitchen/diner on the first floor.

On the first floor, the landing leads to a family bathroom and two double bedrooms, bedroom two has the benefit of built in storage.

Externally, to the front of the property there is a path to the front door with adjacent level lawned gardens. To the rear, there is a generously proportioned level garden with ornamental pond and a host of established plants and shrubs, enclosed by fence and walled boundaries.

The property also benefits from PVCu double glazing, gas central heating and is being offered to the market with no onward chain.

An internal viewing is highly recommended to truly appreciate this family home.

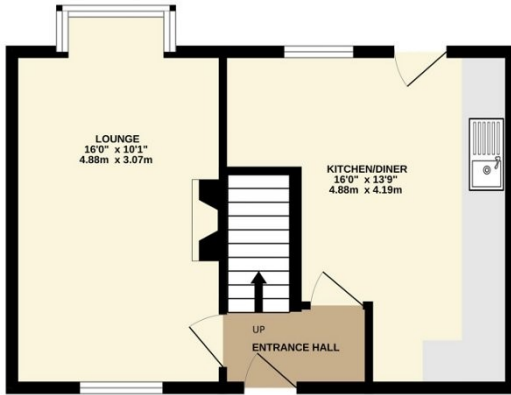
SOUTHWAY

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.

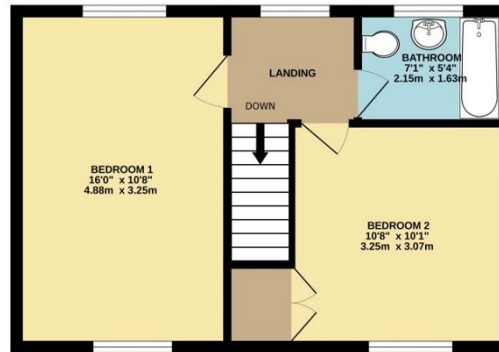


FLOOR PLAN

GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 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.

UTILITIES

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

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2023/2024 is £1,722.68 (by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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