

**Offers Over £190,000**



**142 CLITAFORD ROAD, SOUTHWAY, PLYMOUTH, PL6 6DW**

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



## FULL DESCRIPTION

A well presented two bedroom mid terrace property, situated in a quiet off road position overlooking a green within a popular location 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, dual aspect location with a working open fire place and a modern fitted kitchen with integrated appliances on the ground floor.

On the first floor, there is a modern family bathroom and two double bedrooms, bedroom two has the benefit of built in storage.

Externally, there are level front and rear gardens. The rear having the benefit of a shed and summer house.

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 wonderful family home.

## LIVING ACCOMMODATION

Approached through PVCu double glazed front door to:

### ENTRANCE HALL

Stairs to first floor, radiator and door to:

### LOUNGE

Open working fire place, tiled hearth and wooden mantel over, PVCu double glazed window to the front, PVCu double glazed bay window to the rear with built in window seat.

### KITCHEN

Roll edge worksurfaces with cupboard and drawers under and matching wall units, single drainer with one and a half bowl stainless steel sink unit with mixer tap, built in five ring range cooker with extractor hood over, built in dishwasher, plumbing for washing machine, under stair storage cupboard, wall mounted gas boiler which serves domestic hot water and heating, PVCu double glazed window to the front, PVCu double glazed French doors to rear garden.

### FIRST FLOOR LANDING

Doors to all first floor accommodation, PVCu double glazed window to the rear.

### BEDROOM ONE

PVCu double glazed window to front and rear, radiator

### BEDROOM TWO

PVCu double glazed window to front, built in storage cupboard.

### BATHROOM

Matching suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, heated towel rail, PVCu frosted window to rear.



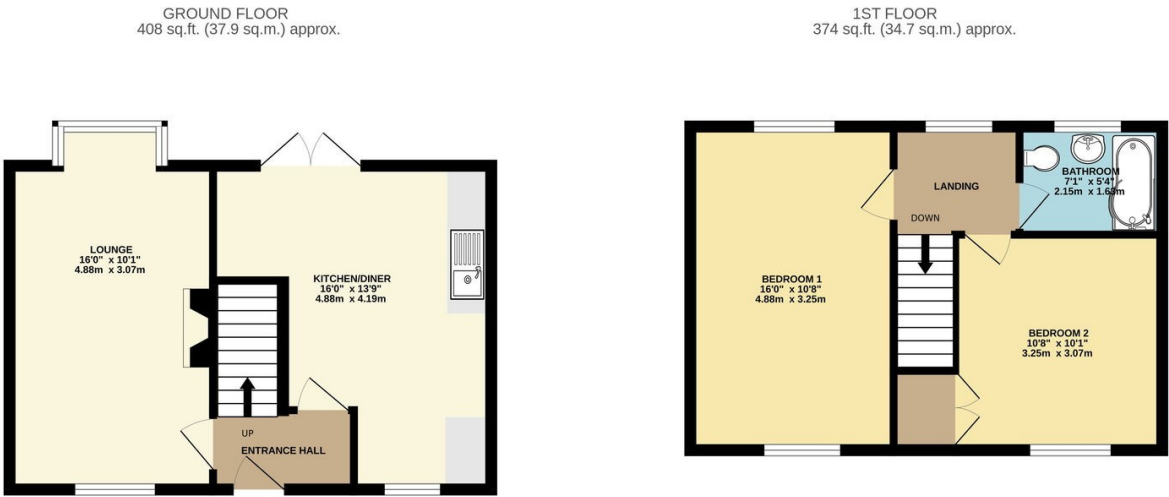
EXTERNALLY

To the front, a path leads to the front door with an adjacent lawned garden and to the rear, a patio area leads to a level lawned garden with timber shed and summer house to remain and is enclosed by walled boundaries.

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



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 connection potential is FTTC and ADSL.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2023/2024 is £1,476.58(by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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