

Price £230,000

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9A FLEETWOOD GARDENS, SOUTHWAY, PLYMOUTH, PL6 6FB

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

FULL DESCRIPTION

A three bedroom semi detached property built by Taylor Wimpey in 2010, situated in this popular quiet residential cul-de-sac offering easy access to local amenities. The living accommodation, which is arranged over two levels comprises, an entrance hall via a recently fitted front door, lounge / diner, modern fitted kitchen with integrated appliances and a cloakroom on the ground floor.

On the first floor, the landing leads to a modern family bathroom and three bedrooms, bedroom one has the benefit of an en suite shower room.

Externally, there are well maintained front and rear gardens and allocated parking.

The property also benefits from PVCu double glazing and gas central heating via a boiler installed in 2023. An internal viewing is highly recommended to truly this family home.

LIVING ACCOMMODATION

Approached through recently fitted part glazed front door to:

ENTRANCE HALL

Stairs to first floor, radiator and doors to all ground floor accommodation.

LOUNGE

PVCu double glazed window to rear, PVCu double glazed door to rear garden, radiator, under stair storage cupboard.

KITCHEN

Roll edge worksurfaces with cupboard and drawers under and matching wall units, single drainer with one and a half stainless steel sink unit with mixer tap, built in electric oven and four ring hob with extractor hood over, plumbing for washing machine, built in dishwasher, radiator, cupboard housing gas boiler which serves domestic hot water and central heating system, PVCu double glazed window to the front.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft via a pull down ladder and the loft is boarded.

BEDROOM ONE

PVCu double glazed window to rear, radiator and door to:

EN SUITE SHOWER ROOM

Tiled shower cubicle with inset Mira electric shower, low level WC, pedestal wash hand basin, heated towel rail, extractor fan.

BEDROOM TWO

PVCu double glazed window to the front, radiator.

BEDROOM THREE

PVCu double glazed window to the rear, radiator

BATHROOM

Matching suite with panel enclosed bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, extractor fan.



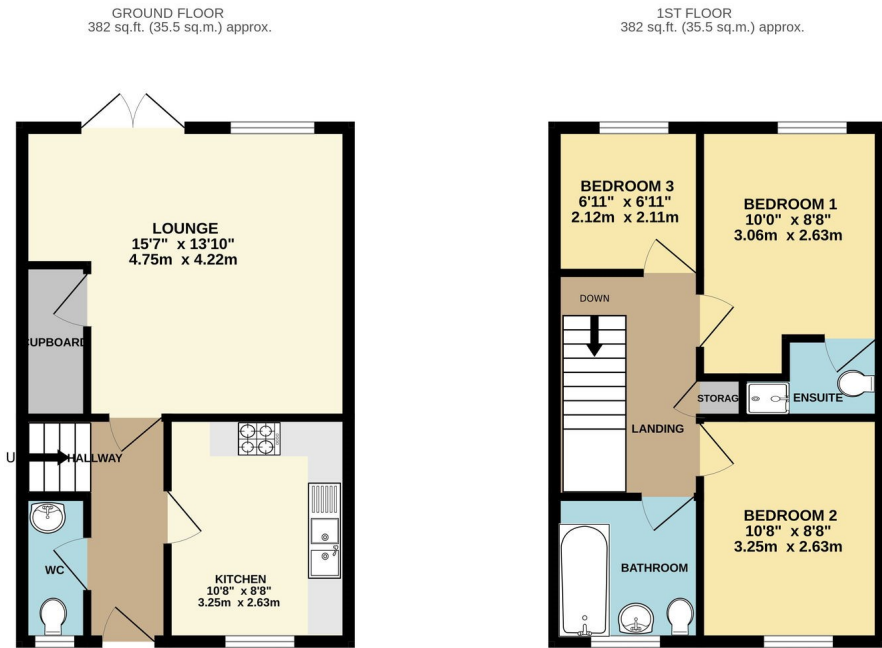
EXTERNALLY

To the front of the property, there is a path which leads to the front and an adjacent garden. To the rear, there is a raised decking area that leads to a level lawned garden and enclosed by fence and wall boundaries which gives access to the carpark where you will find one allocated parking space.

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 : 764 sq.ft. (71.0 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 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. There is a service charge of £180 PA.

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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