

Price £195,000



8 BUTLER CLOSE, SOUTHWAY, PLYMOUTH PL6 6PL

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A superb extended two bedroom mid terraced property finished to an exceptionally high specification located in a quiet cul-de-sac, offering easy access to local amenities with no onward chain. The living accommodation is arranged over two floors comprises; entrance porch, lounge with living flame effect remote control fire, modern oak flooring and media wall, modern fitted kitchen/diner/utility with quartz work tops integrated appliances on the ground floor. On the first floor the landing leads to two double bedrooms and a superb family bathroom with fully tiled porcelain walls and flooring. Externally there are low maintenance front and rear gardens and one allocated parking space. The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this exceptional property.

The living accommodation
Approached through part glazed front door to.

ENTRANCE PORCH

PVCu double glazed window to front, door to.

LOUNGE

Media wall incorporating a remote control living flame effect electric fire, solid oak flooring, radiator, access to.

KITCHEN/DINER/ UTILITY

Quartz roll edged worksurfaces with grey gloss cupboards and drawers under with matching wall units with changeable under and over lighting, single drainer stainless steel sink unit with instant hot water tap, built in electric oven and four ring gas hob with extractor hood over, built in fridge/freezer, dishwasher and microwave, plumbing for washing machine, radiator, stairs to first floor, solid oak flooring, PVCu double glazed sliding patio door to rear, PVCu double glazed window to rear.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft with built in ladder, built in cupboard housing the gas boiler which serves domestic hot water and central heating system, door to.

BEDROOM ONE

PVCu double glazed window to front, radiator.

BEDROOM TWO

PVCu double glazed window rear, radiator.

BATHROOM

Stunning bathroom suite comprising bath with mixer tap and shower attachment, low level w.c., wash hand basin with cupboards under, built in TV, porcelain tiled walls and floor, heated towel rail, extractor fan.

EXTERNALLY

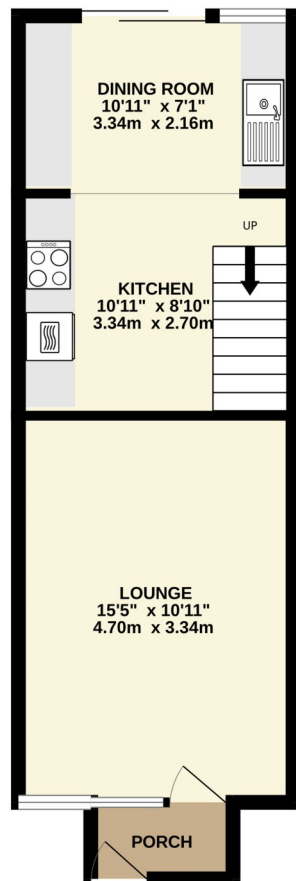
Front - Path to front door with adjacent garden.
Rear - Paved garden enclosed by fence boundaries.

PARKING

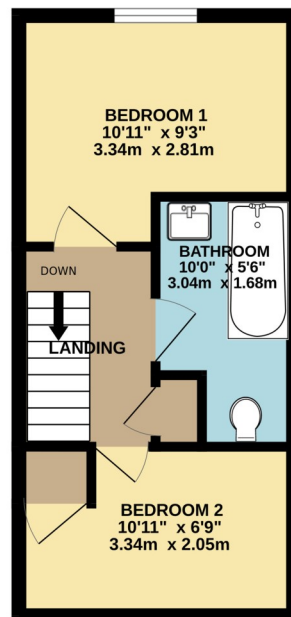
One allocated parking space.



GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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 'B' for council tax purposes and the amount payable for the year 2025/2026 is £1808.67 (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.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

