

£240,000



413 SOUTHWAY DRIVE, SOUTHWAY, PLYMOUTH, PL6 6BZ

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

FULL DESCRIPTION

Lawson are delighted to the market this spacious, semi-detached, much-loved family home, located just a short walk from local amenities and excellent transport links.

The property benefits from accommodation arranged over two floors and comprises, a PVCu double-glazed front door leading into an entrance porch, with a further PVCu double-glazed door leading into the main hallway. From here, carpeted stairs ascend to the first – floor landing with a polished handrail and useful under-stair storage. The sitting room has a large window to the front elevation, a stone-built fireplace with an electric fire, and a moulded ceiling. An archway leads through to the dining room with sliding patio doors opening to the rear garden, a dado rail, and a moulded ceiling.

The kitchen is fitted with a matching range of base and eye-level storage cupboards with post-formed and roll edge work surfaces, a one-and-a-half bowl stainless steel sink with drainer, gas cooker point, and tiled splashbacks. A doorway leads to the utility room, which has plumbing for a washing machine, space for a fridge-freezer and tumble dryer, a wall-mounted Ideal gas-fired combination boiler, and a window to the side elevation. The cloakroom has a low-level WC, wash hand basin, tiled flooring, tiled splashbacks, and an extractor fan.

From the main hallway, carpeted stairs ascend to the first-floor landing which has a window to the side elevation and loft access via a pull-down ladder. Bedroom one is a spacious double with a range of fitted wardrobes and a window to the front elevation. Bedroom two, a further double room with a window to the rear elevation and a fitted cupboard. Bedroom three is a good-sized single with a window to the front elevation.

The family shower room is fitted with a low-level WC, pedestal wash hand basin, and a tiled shower cubicle with a Mira direct-feed shower, full-height tiling to all walls and a window to the rear elevation.

Externally, to the front of the property there is a driveway providing off-road parking for several vehicles, leading to a garage with an up-and-over door. The front garden is gravelled for ease of maintenance and planted with a range of heathers. A side gate provides access to the rear garden, which is predominantly flagged, with mature shrubs, a greenhouse, and is fully fence enclosed. There is also a large workshop.

The property also benefits from PVCu double glazing and gas central heating.

UTILITIES

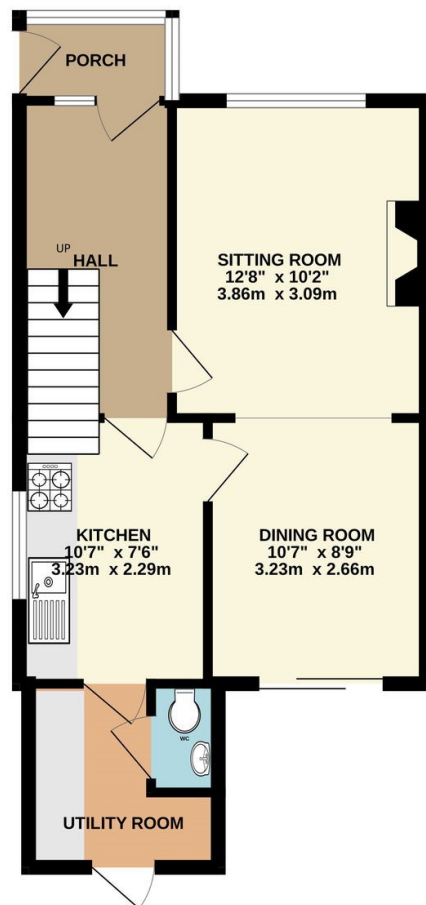
Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection ADSL & FTTC.

PLYMOUTH

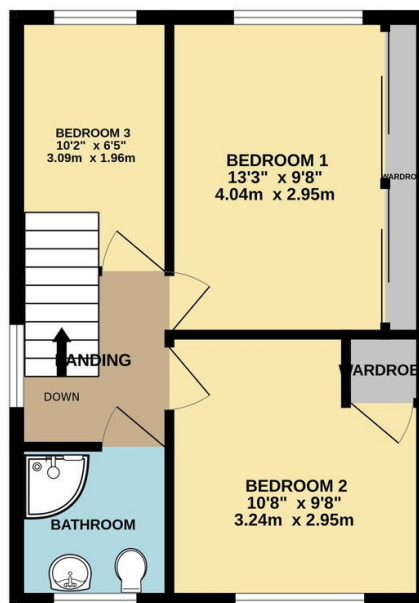
Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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, electricity and mains drainage.

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 2025/2026 is £2,067.04 (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 2025.

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). 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 plus) A		
(81-91) B		84
(69-80) C	69	
(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	

