

**LAWSON**  
Estate Agency...Only Better



**21 Clittaford Road, Southway, Plymouth, PL6 6DT**

**Plymouth**

**£235,000**



## FULL DESCRIPTION

Lawson are delighted to market this beautifully appointed renovated terrace family home, just a short distance from all local amenities, regular transport links, and schooling. The property has been renovated to a high standard, and benefits from luxury accommodation throughout comprising a PVCu double-glazed front door leads directly into a fantastic kitchen breakfast room, which has been refitted to an incredibly high standard with a matching range of base-level storage cupboards with quartz work surfaces, granite-effect splashbacks, one-and-a-half bowl acrylic sink drainer with mixer tap, integrated dishwasher, filter canopy, space for a range cooker, space for an American-style fridge freezer, plumbing for a washing machine, stone-effect flooring, a wall-mounted combination boiler, large understairs storage cupboard, a window overlooking the rear garden, and a rear door.

From the kitchen, a doorway opens into the sitting room, which has windows to the front elevation and French doors to the rear, a moulded ceiling and a wood-burning stove with a slate hearth and wooden mantel. French doors lead through to a family room with windows to the side and rear elevations and further French doors opening onto the garden.

Carpeted stairs ascend to the first-floor landing, which has a window to the rear elevation and doors leading to the bedrooms and bathroom. Bedroom one is a spacious double with a window to the front elevation and a large walk-in wardrobe. Bedroom two is a further double with a window to the front elevation. Bedroom three is a small double with a window to the rear.

The family bathroom is fitted with a white suite comprising a panel-enclosed bath with central mixer tap and direct-feed shower unit, chrome towel rail, wash hand basin, tiled walls, spotlights, and a window to the rear elevation. The cloakroom has a low-level WC, tiled floor and walls, and a window to the rear elevation.

Externally, the front garden is fully wall-enclosed with gravel beds, a gate and handrail leading to the front door. The rear garden is a particular feature of the property and enjoys a westerly aspect. It is fully enclosed with fencing and offers a large, flagged patio, decked terrace, level lawn, a wooden shed, and a high-specification garden lodge with power, lighting, and double glazing.

The property also benefits from PVCu double glazing throughout, gas-fired central heating via the wall-mounted combination boiler and is a credit to its current owners.

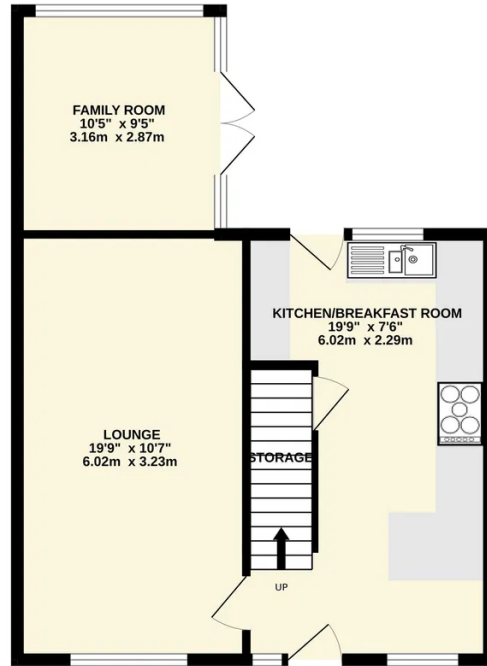
## SOUTHWAY

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.

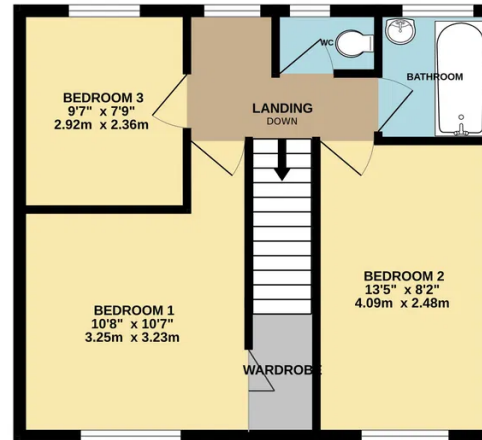




GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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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## UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection FTTP.

## OUTGOINGS PLYMOUTH

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2025/2026 is £1,808.67 (by internet enquiry with Plymouth City Council). These details are subject to change.

## 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.

## 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.







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