

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

**North Plymouth and
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56 Morshead Road
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PL6 5AQ

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Email Us
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Website
www.plymouthhomes.co.uk

Opening Hours
Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:
12/I/25 5787

Can We Help Further?

Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. Please contact us on (01752) 514500 to book your appointment.

Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH
HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



MODERNISATION REQUIRED

NO ONWARD CHAIN

TWO RECEPTIONS

TWO DOUBLE BEDROOMS

FRONT & REAR GARDENS

CENTRAL HEATING

DOUBLE GLAZING

**209 Southway Drive, Southway,
Plymouth, PL6 6QG**

We feel you may buy this property because...
'Of the spacious accommodation and potential on offer.'

£169,950

www.plymouthhomes.co.uk

Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
TBC

Parking
On Street Parking

Outside Space
Front and Rear Gardens

Council Tax Band
A

Council Tax Cost 2025/2026
Full Cost: £1,550.28
Single Person: £1,162.71

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £899
Home or Investment
Property: £9,396.50

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing...

Offered for sale with no onward chain, this spacious terraced home requires modernisation throughout. Internally the accommodation offers a good size lounge with bay window, kitchen/dining room, two large double bedrooms and a modern bathroom. Further benefits include double glazing, central heating and externally there are front and rear gardens. Plymouth Homes advise an early viewing to fully appreciate the well-proportioned accommodation and potential on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a uPVC half glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With obscure double-glazed window to the front, radiator, stairs rising to the first-floor landing.

LOUNGE

5.46m (17'11") max x 3.23m (10'7")

With bay window to the rear and double-glazed window to the front, coal effect living flame fire set within a tiled surround, two radiators.

KITCHEN/DINING ROOM

4.87m (16') x 4.17m (13'8")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge, freezer, washing machine and cooker, double glazed windows to the front and rear, understairs storage cupboard, radiator, uPVC half glazed door opening to the garden.

FIRST FLOOR

LANDING

With double glazed window to the rear, access to the loft space with retracting ladder.



BEDROOM 1

4.87m (16') x 3.23m (10'7")

A good-sized double bedroom with double glazed windows to the front and rear, radiator.



BEDROOM 2

3.15m (10'4") x 3.04m (10')

A second double bedroom with double glazed window to the front, radiator, built in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water.

BATHROOM

Fitted with a three-piece suite comprising panelled bath with separate shower above, vanity wash hand basin with cupboard storage below, low-level WC, tiled surround, radiator/towel rail, extractor fan, obscure double-glazed window to the rear.

OUTSIDE:

FRONT

The front of the property is approached via a public walkway from the roadside, leading to a private front garden with gravelled and flower borders, coal bunker and a pathway to the main entrance.

REAR

The rear opens to a west facing garden measuring 14.64m (48') x 7.68m (25'2") and comprising paved and lawned areas with flower borders and all enclosed by wall and fencing.

