

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



**32 Southway Lane, Widewell, Plymouth, PL6 7DJ**

**Plymouth**

Guide Price  
**£350,000**

Lawson are delighted to market this spacious link-detached family bungalow on Southway Lane. The property benefits from accommodation comprising a covered external porchway, with a double-glazed front door leading into the entrance hall with a pull down loft access and built-in storage cupboards.

A doorway leads to the sitting room, which has windows to the front and side elevations, and a living flame gas fire with a stone surround and wooden mantel. Sliding doors open into the dining room, again with a window to the front elevation and a moulded ceiling.

A further sliding door leads through to the kitchen, which is fitted with a matching range of base and eye level storage cupboards with post formed and roll-top work surfaces, a stainless steel sink and drainer unit with mixer tap, tiled splash backs, plumbing for a washing machine, space for a cooker, and space for a fridge. A doorway leads to the rear porch, which has a window to the side elevation and a wall-mounted Potterton gas boiler.

From the main hallway, a doorway leads to bedroom one, a spacious double room with a window to the rear elevation and a built-in wardrobe. Bedroom two is a further double bedroom with a window overlooking the rear garden and a built-in wardrobe. Bedroom three is a large single bedroom with a window to the side elevation.

The shower room is fitted with a matching white three-piece suite comprising a corner shower unit with a Mira Sport electric shower, folding glass screen and tiled splashbacks, low-level WC, and wash hand basin with storage beneath, wood-effect flooring and a window to the side elevation.

Externally, to the front of the property, there is a herringbone brick driveway providing parking for several vehicles, along with a small covered porchway and a garage with an electric up-and-over door, power, and lighting. The front garden is lawned for ease of maintenance, with flower and shrub beds and borders.

A particular feature of the property is its substantial, fully fence and wall enclosed rear garden, which includes a large gently sloping lawn, flagged patio area, and a variety of mature flower and shrub beds.

The property does require some modernisation.

### **WIDEWELL**

Widewell is a small residential area located to the north of Plymouth, positioned close to Roborough, Birdcage Farm, and Southway. Set on the edge of the countryside, it lies approximately one mile from Dartmoor National Park and around five miles from the city centre.

The area benefits from convenient local amenities, including a Park and Ride service, nearby Toby Carvery, and a local surgery. It is also within easy reach of the Woolwell area, where residents can find a Tesco Extra, Lidl and other everyday facilities.

Widewell is well served by local primary schools, including Widewell Primary Academy and Oakwood Primary Academy, making it a popular choice for families. With its proximity to countryside, local amenities, and good transport links, Widewell offers a convenient and well-balanced place to live.



**GROUND FLOOR**  
1084 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA: 1084 sq.ft. (100.7 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 areas 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 'D' for council tax purposes and the amount payable for the year 2026/2027 is £2,441.85 (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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Lawson Property

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