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FOR SALE
01752 791333
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289 Clittaford Road, Southway, Plymouth, PL6 6DB

Plymouth

£240,000

A three bedroom semi-detached property requiring modernisation occupying a generous plot located in a popular location offering easy access to local amenities. The living accommodation which is arranged over two levels comprises entrance hall, lounge, kitchen/diner, bathroom and a sun room on the ground floor. On the first the landing leads to three bedrooms. Externally there a generous front and rear gardens, a driveway providing parking for two cars and a single garage. The property also benefits from PVCu double glazing and gas heating and is being offered to the market with no onward chain.

The living accommodation.

Approached through PVCu double glazed front door to.

ENTRANCE HALL

Stairs to first floor, door to bathroom and door to.

LOUNGE

PVCu double glazed window to front, access to.

KITCHEN/DINER

Roll edged worksurfaces with cupboards and drawers under and matching wall units, double drainer sink unit with mixer tap, plumbing for washing machine, electric cooker point, tiled floor, tiled splashbacks, radiator, PVCu double glazed window to side, PVCu double glazed door to garden, door to.

GARDEN ROOM

PVCu double glazed windows to rear and side, PVCu double glazed door to side, radiator

BATHROOM

Matching suite comprising panelled bath with Triton electric shower over, low level W.C, pedestal wash hand basin, heated towel rail, fully tiled walls, PVCu double glazed frosted window to side.

FIRST FLOOR LANDING

Access to loft, PVCu double glazed window to side, doors to all first floor accommodation.

BEDROOM ONE

PVCu double glazed window to front, built in wardrobe, built in storage.

BEDROOM TWO

PVCu double glazed window to rear, built in storage.

BEDROOM THREE

PVCu double glazed window to rear.

EXTERNALLY

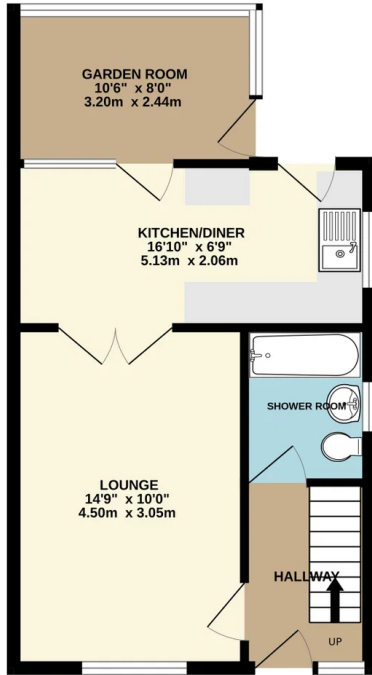
Front; driveway providing parking for two cars leads to garage with adjacent garden.

Rear; paved area leads to a garden with a range of establish plants, trees and shrubs enclosed by fence boundaries.

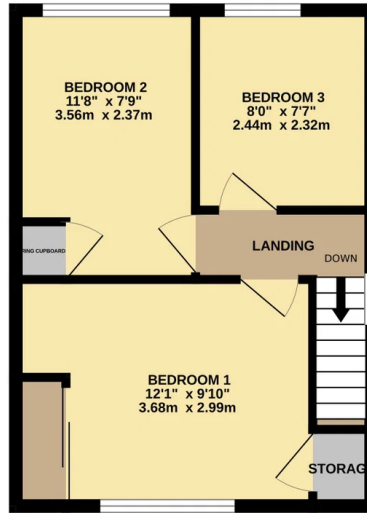
GARAGE



GROUND FLOOR
406 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.5 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 FTTC.

OUTGOINGS PLYMOUTH

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2026/2027 is £2,170.53 (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.

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BUYERS INFORMATION

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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