

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



**76 Middlefield Road, Southway, Plymouth, PL6 6TH**

**Plymouth**

**£200,000**

## FULL DESCRIPTION

Lawson are delighted to market this well-appointed mid-terrace family home, located just a short walk from all local amenities, schooling, and regular transport links. The property benefits from accommodation arranged over two floors, comprising a PVCu double-glazed front door opens into a dining hall with oak flooring, fitted understairs storage, and carpeted stairs ascend to the first-floor landing, which has painted spindles and a polished newel post.

A doorway leads to the kitchen, which is fitted with a matching range of base and wall-level storage cupboards with post-formed and roll edge work surfaces, stainless-steel sink and drainer unit with mixer tap, tiled splashbacks, an integral dishwasher, plumbing for a washing machine, a gas cooker point, extractor fan, and space for a fridge/freezer, a window overlooks the rear garden, and a doorway to the rear. The dining hall also gives access to the sitting room, a lovely double-aspect room with windows to both the front and rear elevations, oak flooring, a living-flame gas fire, moulded ceiling, and a pleasant outlook.

Carpeted stairs ascend to the first-floor landing, which has a window to the rear elevation.

Bedroom one is a spacious double room with a window to the front elevation, a built-in wardrobe, and an airing cupboard housing the Worcester gas-fired combination boiler. Bedroom two is a further double room with a window to the front elevation. Bedroom three is a large single room with a window to the rear elevation and built-in storage.

The shower room is fitted with a glazed shower cubicle housing an electric Triton shower unit, pedestal wash hand basin, chrome towel rail, extractor fan, tiled splashbacks, and laminate flooring. There is also a separate cloakroom with a low-level WC and a window to the rear elevation.

Externally, to the front of the property there is a large hardstanding providing off-road parking, with concrete steps, gravel beds and borders, a small area of lawn, and stainless-steel handrails leading to the front door.

A particular feature of the property is the south-facing rear garden, which is fully fenced enclosed with flagged patios, gravel beds, a storage shed, a small area of lawn, and mature shrubs.

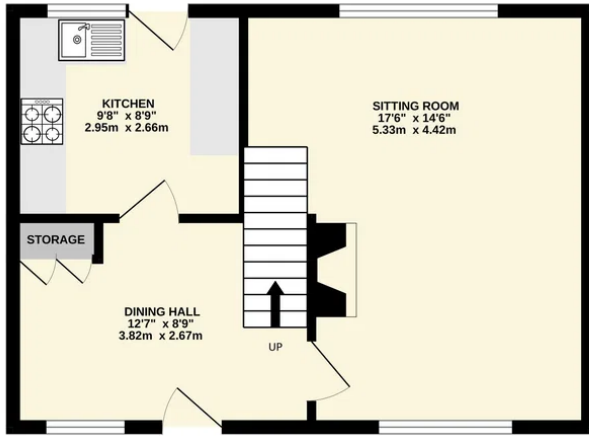
The property also benefits from PVCu double glazing, gas-fired central heating, and is being offered to the market with no onward chain.

## SOUTHWAY

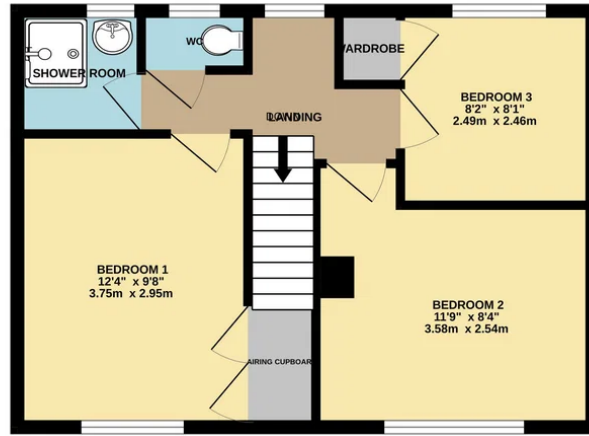
Southway is located north of Plymouth City Centre offering easy access to Derriford Hospital and the nearby Tesco Superstore. A regular bus service and park and ride gives access to Plymouth City Centre which is approximately four miles away. Southway has a local surgery and its own shopping centre which 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  
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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 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 2026/2027 is £1,899.22 (by internet enquiry with Plymouth City Council). These details are subject to change.

## ACCOMMODATION

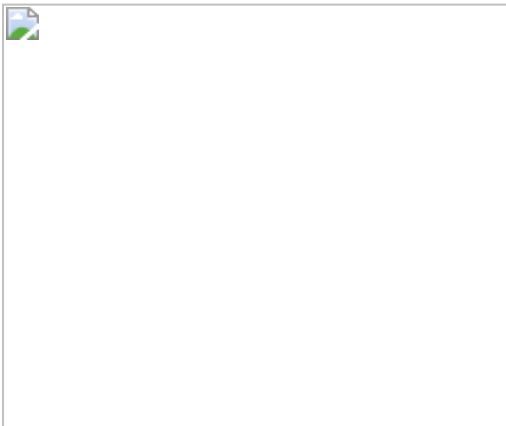
Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## 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>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	61	
(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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