



LAWSON
Estate Agency...Only Better

34 Clittaford Road, Southway, Plymouth, PL6 6DT
Plymouth

Offers Over
£150,000

A spacious two/three bedroom mid terrace property requiring modernisation situated in a popular residential location offering easy access to local amenities. The living accommodation which is arranged over two levels and comprises entrance hall, lounge, dining room and a fitted kitchen on the ground floor. On the first floor the landing leads to a family bathroom and two double bedrooms however bedroom one has been divided to create an additional third bedroom. Externally there are lawned front and rear gardens. The property is being offered to the market with no onward chain. An internal viewing is highly recommended to truly appreciate this property's potential.

LIVING ACCOMMODATION

Covered entrance porch with courtesy light leads to wooden front door with side screen to.

ENTRANCE HALL

Stairs to first floor, door to.

LOUNGE

Window to front, bay window to rear.

DINING ROOM

Window to rear, understairs storage cupboard, door to.

KITCHEN

Roll edged work surfaces with cupboards and drawers under and matching wall units, single drainer stainless steel sink unit, electric cooker point, plumbing for washing machine, window to front PVCu double glazed door to garden.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft, window to rear.

BEDROOM ONE

Built in storage cupboard, built in wardrobe with overhead storage and matching drawers, window to front.

BEDROOM TWO

Window to rear, door to.

BEDROOM THREE

Built in wardrobes, window to front.

BATHROOM

Matching suite comprising panelled bath with Mira electric shower over, low level w.c, wash hand basin with storage under, heated towel rail, window to rear.

EXTERNALLY

Front - central path leads to front door with adjacent lawned garden.

Rear - predominately laid to lawn with timber shed to remain enclosed by fence and hedge boundaries.



UTILITIES

Mains water, electricity and mains drainage, mobile coverage likely, broadband connection FTTP, the property has no heating and no double glazing apart from the kitchen door.

OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2025/2026 is £1,550.28 (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.

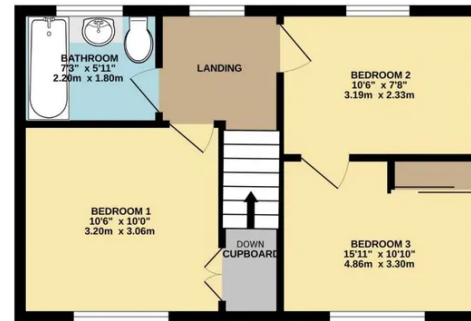
BUYERS INFORMATION

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.

GROUND FLOOR
391 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	20	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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