



289 Clittaford Road, Southway, Plymouth, PL6 6DB

Plymouth

£230,000

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

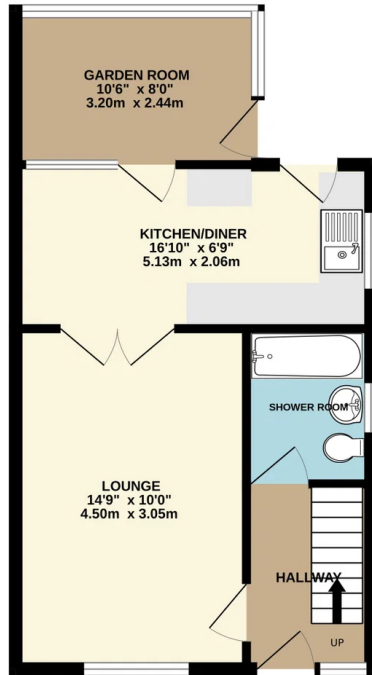
Front; driveway providing parking for two cars leads to garage with adjacent garden.

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

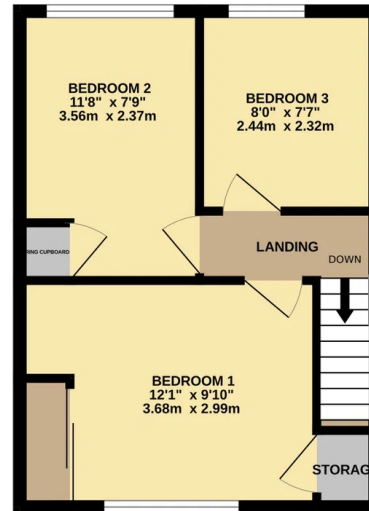
GARAGE



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.
Made with Metropix G2026

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

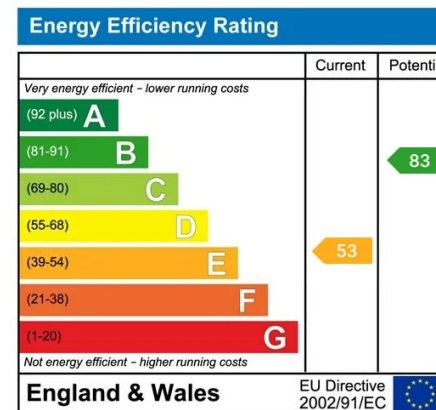
and working condition of these items and services themselves.

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. 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.





Lawson Property

3-5 Woolwell Crescent Plymouth Devon PL6 7RB

01752 791333

plymouth@lawsonproperty.co.uk

<https://lawsonproperty.co.uk/>

LAWSON
Estate Agency...Only Better