

115 Langley Crescent, Southway, Plymouth, PL6 6ER

£190,000

Plymouth

A spacious three double-bedroom end-terrace house situated towards the end of a popular cul-de-sac, backing onto woodland, offering easy access to local amenities and enjoying far-reaching countryside views to the rear. The living accommodation, which is arranged over two levels, comprises an entrance porch, entrance hall, dual-aspect lounge/diner, fitted kitchen and a cloakroom on the ground floor. On the first floor, the landing leads to a modern shower room and three double bedrooms, two of which have built-in wardrobes or storage.

Externally, there are low-maintenance, well-maintained front and rear gardens, and an additional side garden with an outbuilding.

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

An internal viewing is highly recommended to truly appreciate this family home.

SOUTHWAY

Southway is a well-established residential area located to the north of Plymouth, offering convenient access to local amenities and transport links. The area benefits from a local doctor's surgery, Aldi supermarket and a small shopping centre with several other small businesses. It is also well placed for families, with local primary schools nearby. The nearby Southway Valley Local Nature Reserve offers woodland walks and green space, while Dartmoor National Park is within easy reach, providing excellent opportunities for outdoor activities. With its good range of amenities, green spaces, and convenient transport links, Southway is a popular choice for first-time buyers and families alike.

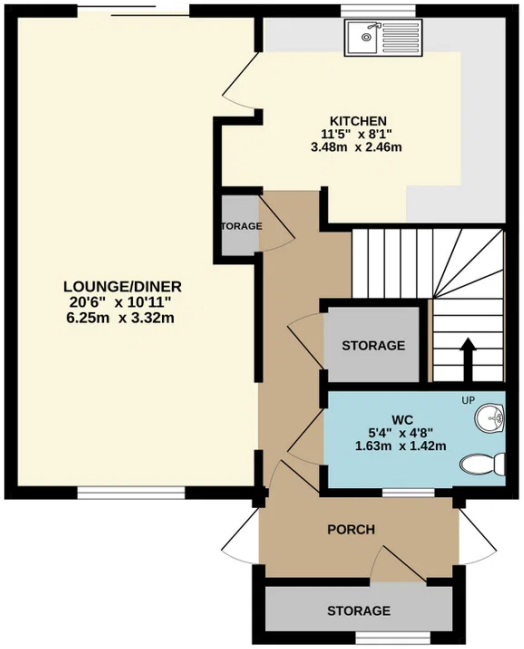
AGENT'S NOTE EMPLOYEE

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a relative, of a member of staff, of Lawson.

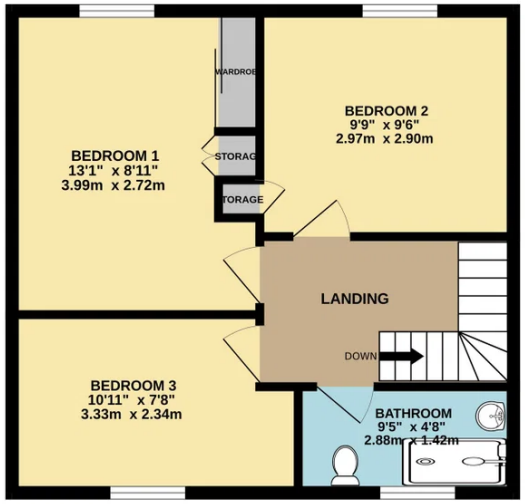




GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.

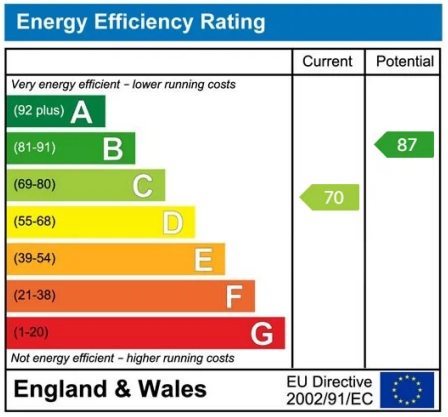


TOTAL FLOOR AREA : 991 sq.ft. (92.1 sq.m.) approx.

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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OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2026/2027 is £1,627.90 (by internet enquiry with Plymouth City Council). These details are subject to change.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection FTTP.

SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

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

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.







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