



83 Pendeen Crescent, Southway, Plymouth, PL6 6RF

Plymouth

£215,000

Lawson are delighted to market this well-appointed terraced family home, situated in a convenient location just a short walk from local amenities, schools, and public transport links. The property offers well-maintained accommodation arranged over two floors comprising, a PVCu double-glazed front door leading into a PVCu double-glazed entrance porch. A further double-glazed door opens into the entrance hall, with carpeted stairs that ascend to the first floor landing.

The kitchen/dining room is fitted with a matching range of modern base and eye level storage cupboards with roll-top work surfaces, Bosch electric oven and four-burner electric hob with filter canopy, space and plumbing for a washing machine, space for a tumble dryer, a stainless steel sink and drainer unit, and tiled splashbacks, understairs storage and French doors leading into the conservatory. The conservatory is of PVCu construction, overlooking the rear garden.

The sitting room is a dual aspect room with windows to both the front and rear elevations with a feature living flame gas fire with wooden surround, mantel, stone hearth, and back panel and patio doors providing access to the rear garden.

From the main hallway, carpeted stairs ascend to the first-floor landing, which has a window to the rear elevation and access to the loft.

Bedroom one is a spacious double room with a window to the front elevation and a built-in storage cupboard housing the wall-mounted Baxi combination boiler. Bedroom two is a further double room with a window to the front elevation and benefits from a range of fitted bedroom furniture and spotlights. Bedroom three is a single bedroom with fitted furniture and a window overlooking the rear garden.

The wet room is fully tiled and fitted with a low-level WC, wash hand basin, and oversized walk-in shower with a Triton electric shower, and a window to the rear elevation.

Externally, the front garden is low maintenance, with flagged patio areas and gravel beds. To the rear of the property, there is a beautifully presented, fully enclosed terraced garden featuring flagged patios, gravel beds, mature trees, flower and shrub borders, a garden shed, and a greenhouse.

The property also benefits from PVCu double glazing throughout and gas-fired central heating via the wall mounted combination boiler.

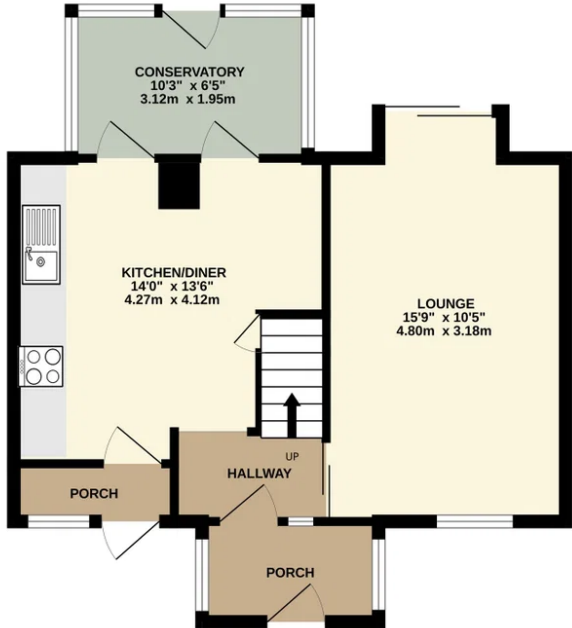
SOUTHWAY

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.

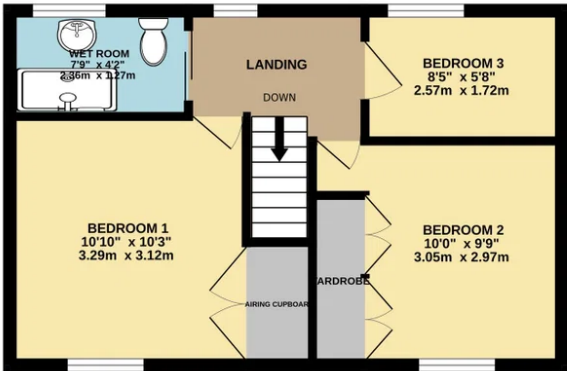
With its good range of amenities, green spaces, and convenient transport links, Southway is a popular choice for first-time buyers and families alike.



GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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

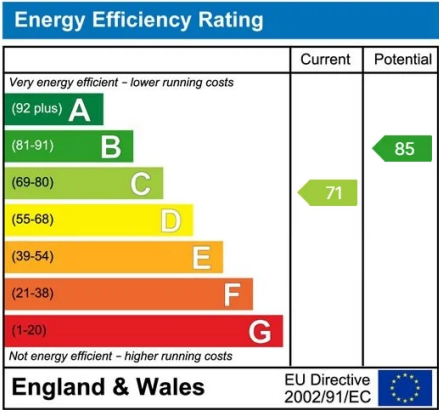
Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

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. 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.





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