



7 Prestbytery Mews, Southway, Plymouth, PL6 6GD

Plymouth

£225,000

An immaculate 3/4-bedroom purpose-built first-floor duplex apartment, finished to an exceptionally high specification located within a quiet cul-de-sac, offering easy access to local amenities. The living accommodation, which is beautifully presented throughout, is arranged over two levels and comprises a communal entrance hall with entry phone system leading to a private entrance hall with built-in storage, spacious lounge/diner, modern fitted kitchen with a host of integrated appliances, cloakroom and study/bedroom four on the ground floor.

On the first floor, the landing leads to a superb family bathroom and three double bedrooms. Bedroom one has the benefit of a en-suite shower room.

Externally, the property has the use of a communal garden, shared by only three properties, and one allocated parking space.

The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this fantastic property.

This property is held of a leasehold basis with 994 years remaining on the lease, and an annual service charge of £1,200.

SOUTHWAY

Southway is a well-established residential area located to the north of Plymouth, offering convenient access to local amenities and transport links.

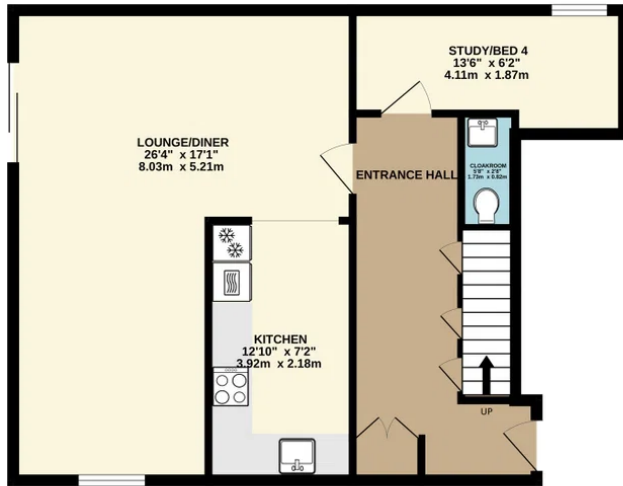
The area benefits from a local doctor's surgery, Aldi supermarket and a small shopping centre with several other small businesses. It is also well placed for families, with local primary schools nearby.

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.

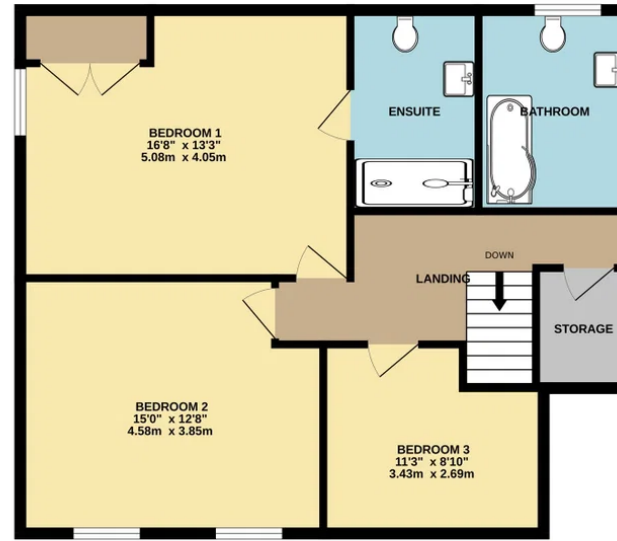
With its good range of amenities, green spaces, and convenient transport links, Southway is a popular choice for first-time buyers and families alike.



GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.5 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.
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OUTGOINGS PLYMOUTH

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2026/2027 is £1899.22 (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 FTTC.

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.

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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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