



55 Fleetwood Gardens, Southway, Plymouth, PL6 6FB

Plymouth

£345,000

A spacious four bedroom detached property situated towards the end of this popular north Plymouth development, offering easy access to local amenities and enjoying uninterrupted views across the nature reserve. The living accommodation, which is well presented throughout, is arranged over two levels and comprises an entrance hall, lounge, cloakroom, modern fitted kitchen/diner with integrated appliances, and a utility room on the ground floor.

On the first floor, the landing leads to a modern family bathroom and four bedrooms. Bedroom One benefits from an en-suite shower room.

Externally, there is a well-maintained garden and allocated parking.

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

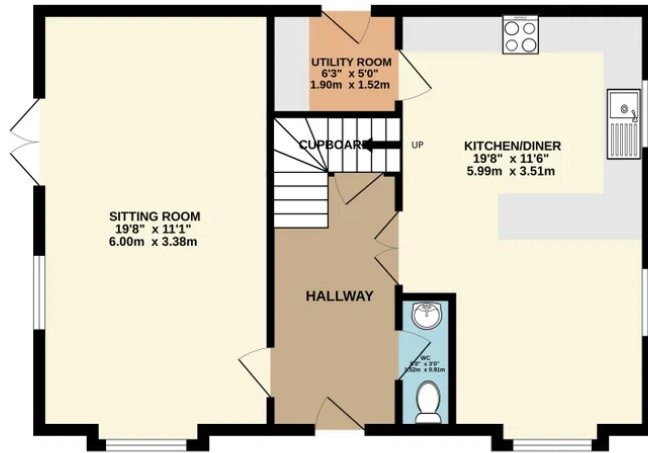
The area benefits from a local doctor's surgery, Aldi supermarket and a small shopping centre with several other small businesses. It is also well placed for families, with local primary schools nearby.

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.

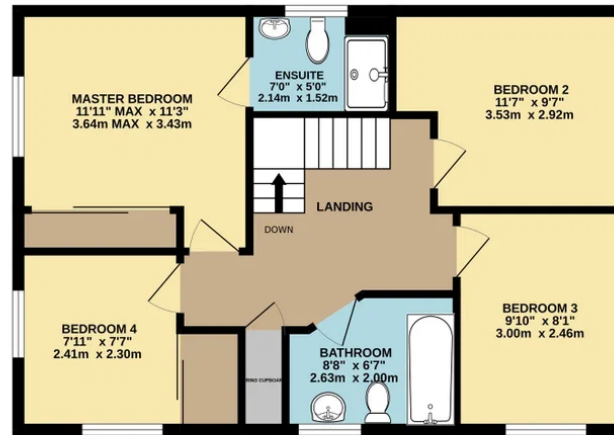
With its good range of amenities, green spaces, and convenient transport links, Southway is a popular choice for first-time buyers and families alike.



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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UTILITIES

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

OUTGOINGS PLYMOUTH

We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2026/2027 is £2,984.48 (by internet enquiry with Plymouth City Council). These details are subject to change. There is an estate management charge of £150 per annum.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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