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Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

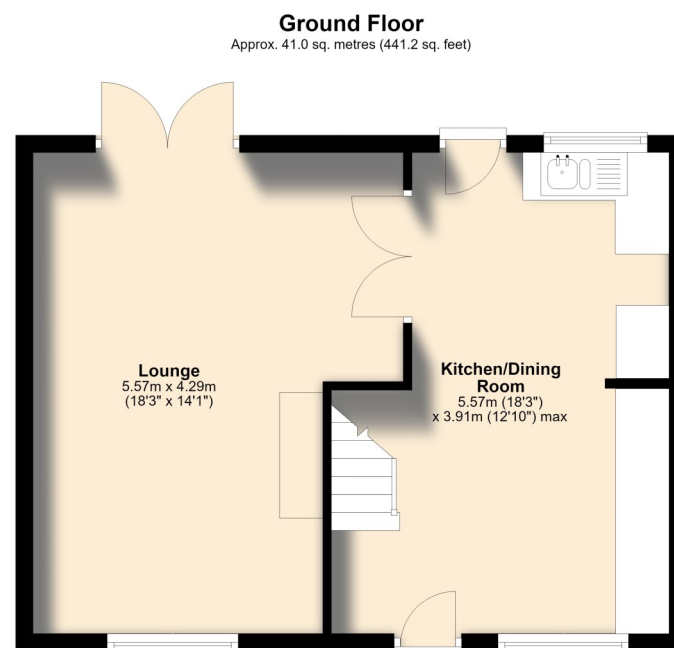
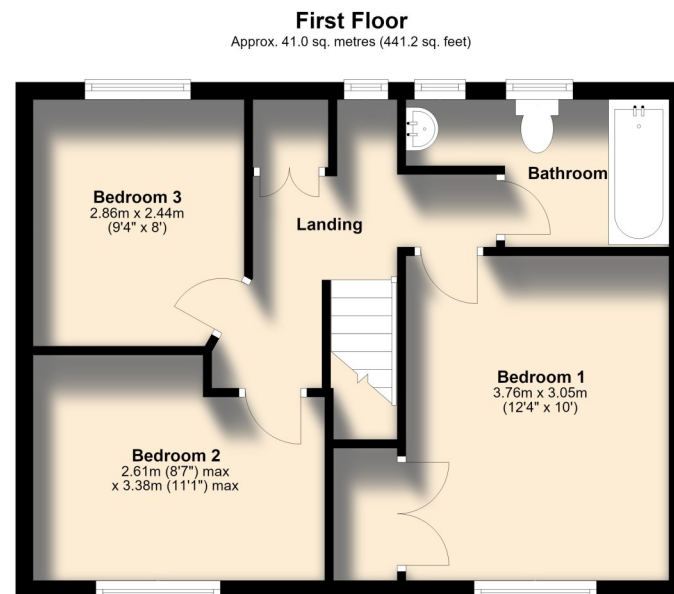
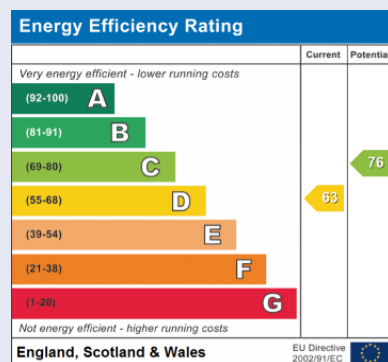
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

04/I/26 6055



Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH HOMES

ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



SPACIOUS HOME
THREE BEDROOMS
TWO RECEPTIONS
LARGE GARDEN
DOUBLE GLAZING
CENTRAL HEATING
CAR HARDSTANDING

**214 Southway Drive, Southway,
Plymouth, PL6 6QQ**

We feel you may buy this property because...

‘Of the well-proportioned accommodation, off road parking and backing onto a nature reserve.’

**Offers In The Region Of
£190,000**

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Lang Easiform Construction

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Off Road Parking

Outside Space
South Facing Garden

Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,300
Home or Investment
Property: £10,800

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing...

This terraced home backs onto Southway Valley nature reserve, has a large south facing rear garden and a private car hardstanding to the front. Internally the property requires a degree of modernisation and comprises kitchen/dining room, large lounge, three bedrooms and a modern bathroom suite. Further benefits include double glazing and central heating. Plymouth Homes recommend an early viewing of this perfect first time or family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a uPVC part glazed door opening into the kitchen/dining room.

KITCHEN/DINING ROOM

5.57m (18'3") x 3.91m (12'10") max

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for washing machine and cooker, double glazed windows to the front and rear, radiator, tiled flooring, coving to ceiling, stairs rising to the first floor landing with an under-stairs storage cupboard, uPVC half glazed door opening to the rear garden, glass panelled double doors opening into the lounge.

LOUNGE

5.57m (18'3") x 4.29m (14'1")

A good size reception space with double glazed window to the front, two radiators, coving to ceiling, uPVC glazed double doors opening to the rear.

FIRST FLOOR

LANDING

With double glazed window to the rear, built in storage cupboard, radiator, coving to ceiling, access to the loft space.



BEDROOM 1

3.76m (12'4") x 3.05m (10')

With double glazed window to the front, radiator, built in storage cupboard.

BEDROOM 2

3.38m (11'1") max x 2.61m (8'7") max

With double glazed window to the front, radiator, coving to ceiling with ceiling rose.

BEDROOM 3

2.86m (9'4") x 2.44m (8')

With double glazed window to the rear enjoying the views, coving to ceiling with ceiling rose.

BATHROOM

1.90m (6'3") x 1.71m (5'7")

Fitted with a three-piece white suite comprising, panelled bath with separate shower above, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, chrome radiator/towel rail, two obscure double-glazed windows to the rear.

OUTSIDE:

FRONT

To the front of the property is a private car hardstanding and steps descending to the main entrance and a tiered garden area.

