



Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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164 Southway Drive
Plymouth, PL6 6QF

Guide Price £190,000 Freehold




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** Guide Price £190,000 to £210,000 **

Cross Keys Estates is delighted to present this charming semi-detached house located on the desirable Southway Drive in the sought-after PL6 area. This delightful property boasts a lovely open plan sitting and dining room, which is bathed in natural light, creating a warm and inviting atmosphere perfect for both relaxation and entertaining. The house features two good-sized bedrooms, bedroom two currently separated by a partition wall, offering flexibility for your living arrangements. The stylish modern fitted kitchen is a highlight of the home, providing a contemporary space for culinary pursuits and family gatherings.

- Charming Semi Detached Property
- Stylish Modern Fitted Kitchen
- Sought After Residential Location
- Light & Airy Stylish Bathroom
- Well Presented Throughout

- Lovely Open Plan Sitting/Dining Room
- Large Private Front & Rear Garden
- Two Good Size Bedrooms
- Close To Local Amenities & Schools
- Early Viewing Advised, EPC-TBC




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As one of Plymouth's leading **QUALIFIED** estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

Plymouth

Plymouth, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located in one of the most beautiful locations imaginable, Plymouth is sandwiched between the incredible South West coastline and the wild beauty of Dartmoor National Park. Plymouth is 37 miles south-west of Exeter and 190 miles west-south-west of London, between the mouths of the rivers Plym to the east and Tamar to the west where they join Plymouth Sound to form the boundary with Cornwall, it is also home to one of the most natural harbours in the world. To the North of Plymouth is Dartmoor National Park, extending to over 300 square miles, which provides excellent recreational facilities.

The city is home to more than 260,000 people, making it the 30th most populated city in the United Kingdom and the second-largest city in the South West, after Bristol and has a full range of shopping, educational and sporting facilities. There is mainline train service to London (Paddington) and to Penzance in West Cornwall.

There's everything that you would expect to find in a cool, cultural city, with great shopping, arts and entertainment. But there's also hundreds of years of history to uncover, from Sir Francis Drake and the Spanish Armada to the Mayflower sailing in 1620, to a city rebuilt following the Blitz during World War II. With easy access to Exeter and its International Airport and a mainline train station giving direct access to London and a ferry port offering sea crossings to both France and Spain.

Plymouth is governed locally by Plymouth City Council and is represented nationally by three MPs. Plymouth's economy remains strongly influenced by shipbuilding and seafaring including ferry links to Brittany and Spain, but has tended toward a university economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

Southway

Nicely positioned within Southway, the property boasts a lovely outlook. This prime outer-city location allows the property good access to a number of local amenities with the most convenient being found along Southway Drive in the small shopping centre for the area, and further facilities being just a short distance away in either Crownhill, Derriford or particularly Woolwell where there is a Tesco Superstore. Local bus services operate nearby giving access into Plymouth City Centre and other areas across the city, including The George park and ride in Roborough which is also nearby. The local primary school, Beechwood Primary School currently boasts a good Ofsted Report.

More Property Information

Outside, you will find a large private front garden, ideal for enjoying the fresh air or hosting outdoor activities. This property is perfect for first-time buyers, small families, or those looking to downsize, offering a comfortable and convenient lifestyle in a friendly neighbourhood.

Given its appealing features and prime location, early viewing is highly advised to fully appreciate all that this lovely home has to offer. Don't miss the opportunity to make this charming property your own

Hallway

Sitting Room/Dining Room

18'4" x 9'7" (5.60m x 2.91m)

Kitchen

11'7" x 7'10" (3.52m x 2.40m)

Landing

Bedroom 1

9'9" x 11'2" (2.96m x 3.40m)

Bathroom

Bedroom 2

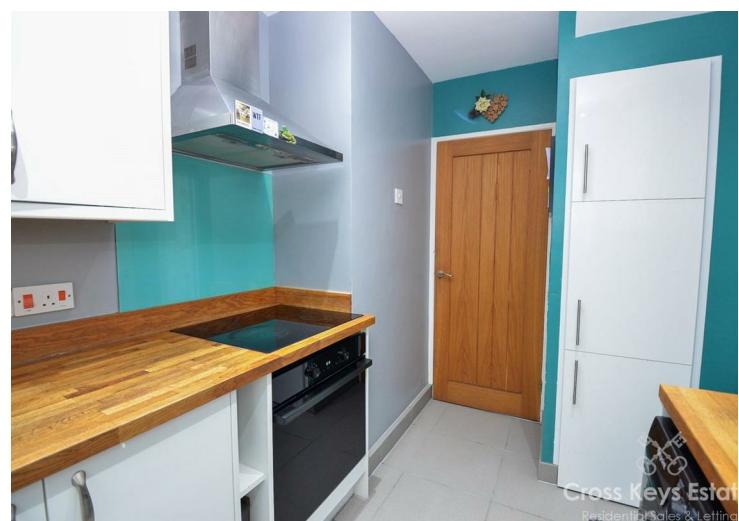
9'0" x 14'8" (2.74m x 4.47m)

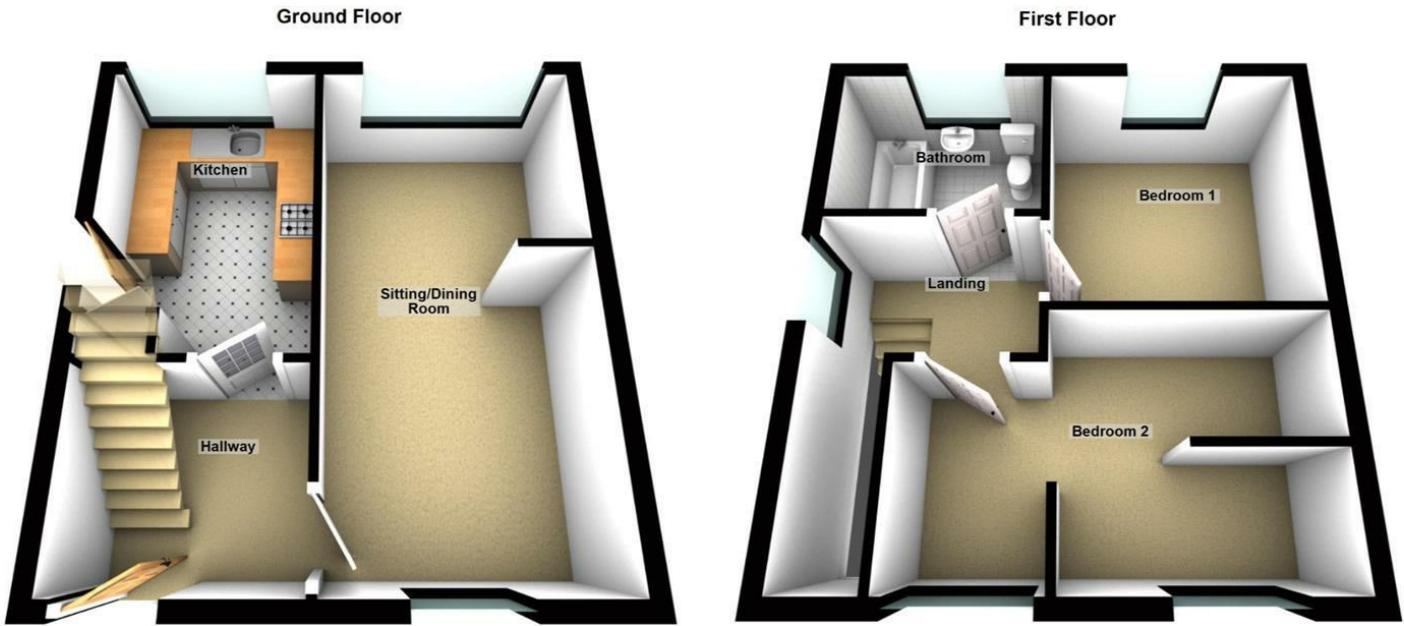
Garden

Cross Keys Lettings Department

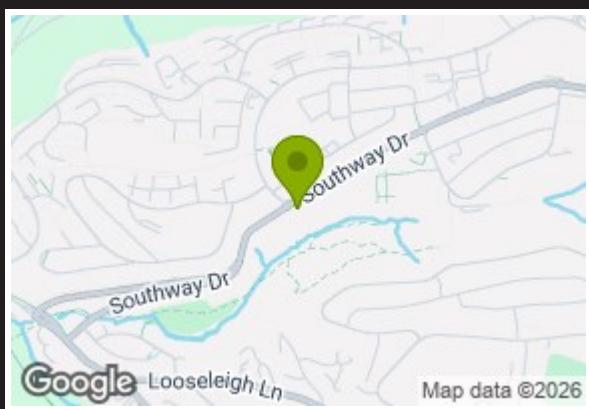
Financial Services

Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email.sarah@themortgagelab.co.uk





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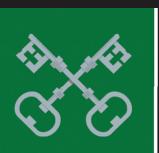
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. **IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Council Tax Band A



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