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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

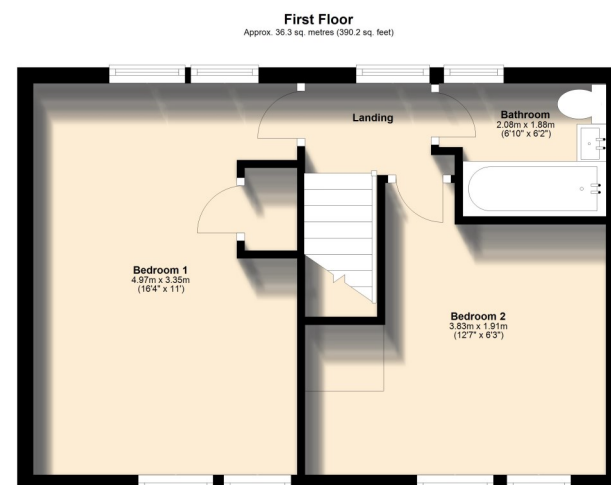
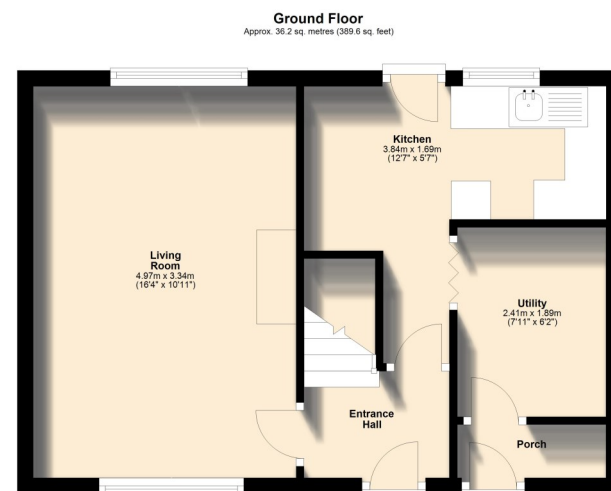
(Central Plymouth Office Only)

Our Property Reference:

29/D/26 5941



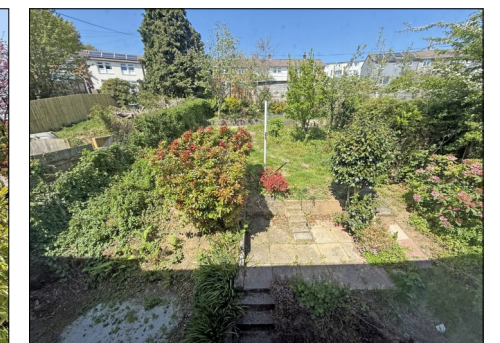
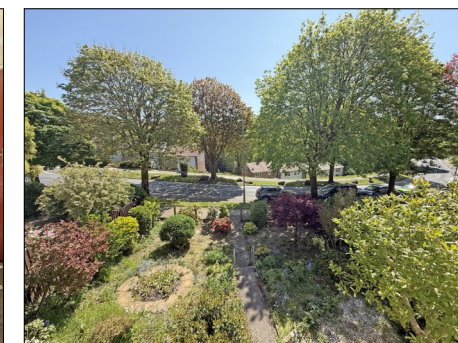
Floor Plans...



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



**155 Southway Drive, Southway,
Plymouth, PL6 6SN**

MODERNISATION REQUIRED

LARGE GARDENS

NO ONWARD CHAIN

TWO DOUBLE BEDROOMS

LIVING ROOM

DOUBLE GLAZING

ELECTRIC HEATING

*We feel you may buy this property because...
'Of the lovely gardens and potential on offer.'*

£130,000

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	49	76

EU Directive 2002/91/EC
England, Scotland & Wales

www.plymouthhomes.co.uk

Number of Bedrooms

Two Double Bedrooms

Property Construction

Cornish Unit Construction

Heating System

Electric Heating

Water Meter

TBC

Parking

On Street Parking

Outside Space

Front and Rear Gardens

Council Tax Band

A

Council Tax Cost 2026/2027

Full Cost: £1,627.40

Single Person: £1,220.93

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £100

Home or Investment

Property: £6,600

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

Introducing...

Suitable for cash buyers only due to the construction. This spacious end terraced home sits on a large plot with established gardens to the front and rear. Internally the accommodation requires modernisation and offers a spacious living room, kitchen, utility, two good sized double bedrooms and a bathroom. The property also has double glazing and electric heating. Offered for sale with no onward chain, Plymouth Homes advise an early viewing without delay.

The Accommodation Comprises...**GROUND FLOOR****ENTRANCE**

Entry is via a part glazed entrance door into the entrance hall.

ENTRANCE HALL

With electric storage heater, tiled flooring, dado rail and stairs rising to the first-floor landing.

LIVING ROOM

4.97m (16'4") x 3.34m (10'11")

With double glazed windows to the front and rear, electric storage heater, picture rail, coving to ceiling, ceiling rose.

UTILITY

2.41m (7'11") x 1.89m (6'2")

With door into the porch.

PORCH

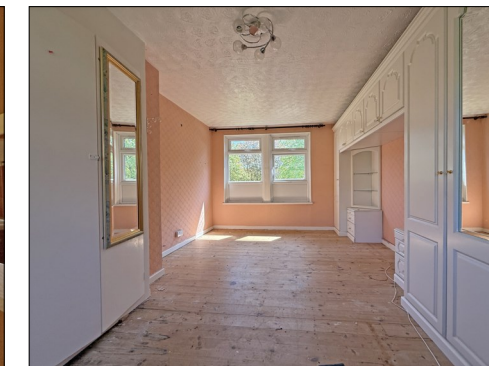
1.89m (6'2") x 0.68m (2'3")

With uPVC half glazed entrance door to the front of the property.

KITCHEN

3.84m (12'7") x 1.69m (5'7")

Fitted with a matching range of base and eye level units with worktop space above, sink unit with single drainer and mixer tap, tiled splashbacks, spaces for washing machine and cooker, pull out extractor hood above, double glazed window to the rear, electric storage heater, uPVC glazed door opening to the garden.

**FIRST FLOOR****LANDING**

With double glazed window to the rear, dado rail, access to the loft space.

BEDROOM 1

4.97m (16'4") x 3.35m (11')

A good-sized double bedroom with dual aspect double glazed windows to the front and rear, fitted bedroom suite comprising built-in wardrobes, bedside cabinets and overhead storage, airing cupboard housing hot water emersion cylinder, electric storage heater.

BEDROOM 2

3.83m (12'7") x 1.91m (6'3")

A second double bedroom with double glazed windows to the front enjoying the open outlook, electric storage heater, coving to ceiling.

BATHROOM

2.08m (6'10") x 1.88m (6'2")

Fitted with a three-piece suite comprising panelled bath, vanity wash hand basin with cupboard storage below, high-level flush WC, tiled surround, electric fan heater, obscure double-glazed window to the rear.

OUTSIDE:**FRONT**

The front is approached via an established garden with pathway to the main entrance.

REAR

The rear opens to a large, tiered and established garden with paved and lawned areas, matures trees and shrubs and a further side garden area.

AGENT'S NOTE

This property is suitable for cash buyers only due to the concrete construction. The property has also had external wall insulation added.

