

**£200,000**



**33 FLAMBOROUGH WAY, SOUTHWAY, PLYMOUTH PL6 6RP**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**



A spacious two double bedroom mid-terrace property situated in a quiet off road position, overlooking a green, situated in this popular location offering easy access to local amenities. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels and comprises; entrance hall, lounge with bay window overlooking the rear garden and living flame effect electric fire with wooden surround and mantel over, modern fitted kitchen/diner, with built in electric oven and four ring hob and a large rear porch on the ground floor. On the first floor a landing leads to a modern shower room, modern bathroom and two double bedrooms.

Externally, to the front there is a path to the front door with an adjacent garden and at the rear there is a fairly level garden with patio area leading to a lawned garden and timber deck enclosed by fence boundaries. The property also benefits from PVCu double glazing and gas central heating and an internal viewing is highly recommended to truly appreciate this family home. There is no allocated parking.

### UTILITIES

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

### OUTGOINGS PLYMOUTH

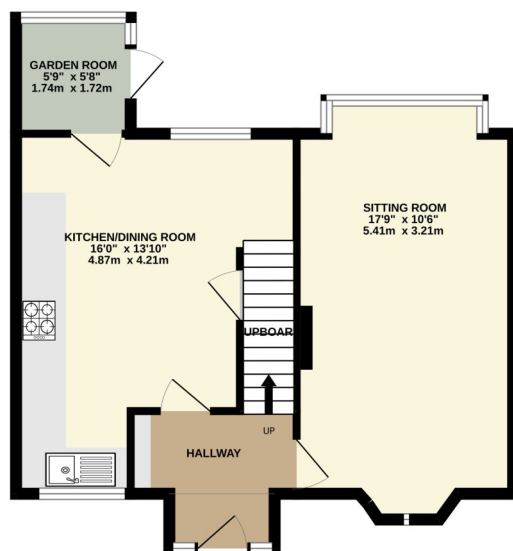
We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2024/2025 is £1476.58 (by internet enquiry with Plymouth City Council). These details are subject to change.

### SOUTHWAY

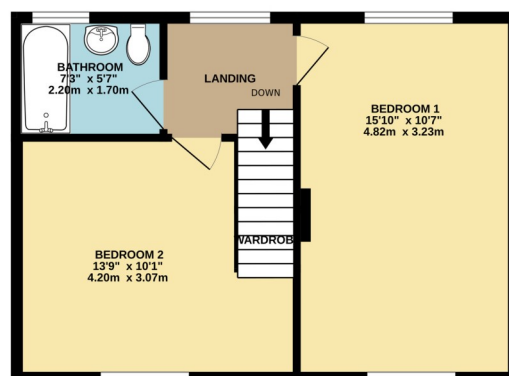
Southway is located north of Plymouth City Centre offering easy access to Derriford Hospital and the nearby Tesco Superstore. A regular bus service and park and ride gives access to Plymouth City Centre which is approximately four miles away. Southway has a local surgery and its own shopping centre which includes an Aldi supermarket and several other small businesses. There is a Local Nature Reserve, and area of woodland and grassland with extensive footpaths making it easily accessible. There are several nearby primary schools which include Widewell and Oakwood and is approximately two miles from Dartmoor National Park.



GROUND FLOOR



1ST FLOOR



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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## 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.

## SERVICES

Mains water, gas, electricity and mains drainage.

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2024/2025 is £1476.58 (by internet enquiry with Plymouth City Council). These details are subject to change.

## BUYERS INFORMATION

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). Please note we are unable to issue a memorandum of sale until the checks are complete.

## 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.

