

**Guide Price £275,000**



**36 FLEETWOOD GARDENS, SOUTHWAY, PLYMOUTH, PL6 6FA**

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

A spacious 4/5 bedroom semi-detached property situated in this popular North Plymouth development offering easy access to local amenities and benefiting from low maintenance front and rear gardens. The living accommodation which is well presented throughout is arranged over three levels and comprises; spacious entrance hall, lounge leading through to a conservatory, cloakroom and a modern fitted kitchen diner on the ground floor. On the first floor the landing leads to a modern family bathroom and four bedrooms. Bedroom one has the benefit of an en-suite shower room whilst bedroom four has the staircase giving access to the loft room where you will find two further rooms currently being used as a bedroom and dressing area which in turn leads to an additional en-suite shower room.

Externally there are low maintenance front and rear gardens and one allocated parking space. 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.

### THE LIVING ACCOMMODATION

Approached through part glazed wooden front door to.

#### ENTRANCE HALL

Stairs to first floor, under stairs storage cupboard, doors to all ground floor accommodation.

#### LOUNGE

PVCu double glazed bay window to front, radiator, PVCu double glazed French doors to.

#### CONSERVATORY

PVCu double glazed conservatory with French doors leading to the rear garden.

#### CLOAKROOM

Comprising low level w.c, pedestal wash hand basin, radiator, extractor fan.

#### KITCHEN/DINER

Roll edged work surfaces with cupboards and drawers under with matching wall units, single drainer and one and a half bowl stainless steel sink unit with mixer tap built in electric oven and four ring gas hob, plumbing for washing machine and dishwasher, radiator, PVCu double glazed windows to front and rear, door to rear garden.

#### FIRST FLOOR LANDING

Doors to all first floor accommodation, built in storage cupboard housing hot water cylinder.

#### BEDROOM ONE

PVCu double glazed window to front, radiator, door to.

#### EN SUITE

En-suite shower room comprising tiled shower cubicle with inset rain head shower, low level w.c, pedestal wash hand basin, extractor fan, heated towel rail, PVCu double glazed frosted window.

#### BEDROOM TWO

PVCu double glazed window to rear, radiator.

#### BEDROOM THREE

PVCu double glazed window to front, radiator, built in storage.

#### BEDROOM FOUR

PVCu double glazed to rear, stairs to second floor.



## BATHROOM

Matching suite comprising panelled bath with mixer tap and shower attachment, low level w.c, pedestal wash hand basin, heated towel rail, PVCu frosted window to rear.

## LOFT ROOM/BEDROOM FIVE

Two double glazed Velux windows, access to dressing area, door to.

## EN SUITE SHOWER ROOM

Tiled shower cubicle, low level w.c, pedestal wash hand basin, extractor fan, Velux window to rear.

## EXTERNALLY

TO FRONT - Path to front door with an adjacent low maintenance garden.

REAR - Low maintenance paved and decking area enclosed by fence boundaries with a gate giving access to a rear carpark where you will find one allocated parking space.

## 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.

## 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 'D' for council tax purposes and the amount payable for the year 2024/2025 is £2,214.87 (by internet enquiry with Plymouth City Council). These details are subject to change. A estate management charge of £168.97 a year.

## 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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## FLOOR PLAN



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

