

**Price £169,500**

**LAWSON**  
Estate Agency...Only Better



**48 LANGLEY CRESCENT, SOUTHWAY, PLYMOUTH, PL6 6EW**

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



## FULL DESCRIPTION

A spacious three bedroom mid terrace property situated in a popular residential location offering easy access to a host of local amenities being offered to the market with no onward chain. The living accommodation which is arranged over two levels comprises; gated entrance leading to the front door, entrance hall, living/dining room with access to the rear garden and large under stairs storage cupboard and decorative coving, fitted kitchen and cloakroom on the ground floor. On the first floor there is a family bathroom with electric shower over the bath and three good size bedrooms, bedroom three has the benefit of built in storage.

Externally, to the front there is path to the front door with an adjacent garden. To the rear there is a good sized garden approximately 60ft in length with gravelled and lawned areas and a concrete storage shed enclosed by wall boundaries. There is a gate at the rear which gives access to a car park and at the front there is also additional parking and opposite the property there is a gated children's playground. The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this family home.

## UTILITIES

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

## 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.

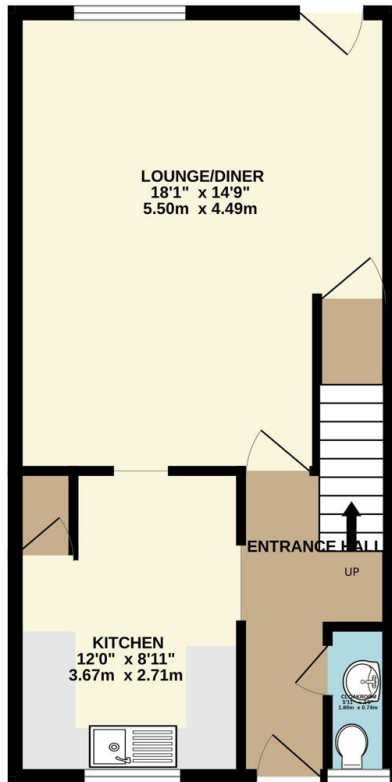
## SOUTHWAY

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.

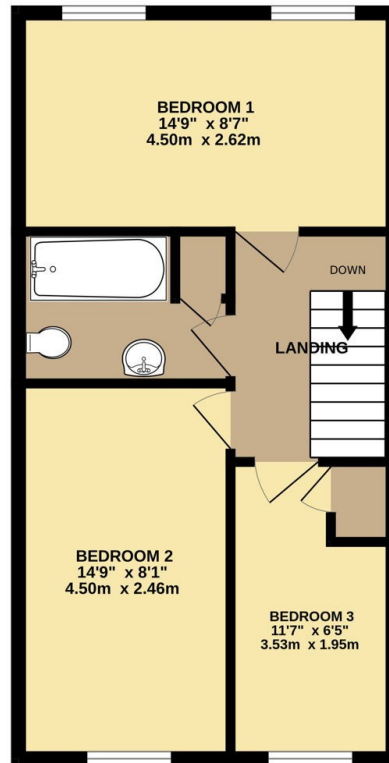


## FLOOR PLAN

GROUND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.4 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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### 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.

### UTILITIES

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

### 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 2023/2024 is £1,476.58 (by internet enquiry with Plymouth City Council). These details are subject to change.

### 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 2024.

### 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.

Lawson themselves on behalf of the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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	



