

**Price £170,000**



**20 HORN BROOK GARDENS, SOUTHWAY, PLYMOUTH, PL6 6LS**

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



## FULL DESCRIPTION

A spacious three bedroom end terrace property, situated in a quiet off road position, offering easy access to local amenities and enjoying far reaching views from the rear. The living accommodation, which is two levels comprises, a spacious entrance hall, lounge, cloakroom, fitted kitchen with integrated appliances on the ground floor. On the first floor, the landing leads to three bedrooms and a shower room.

Externally, there are front and rear gardens. The property also benefits from PVCu double glazing, gas central heating and is being offered to the market with no onward chain. The furniture can be purchased separately.

## LIVING ACCOMMODATION

Approached through PVCu front door to:

### ENTRANCE HALL

Stairs to first floor, two built in storage cupboards, radiator and doors to all ground floor accommodation.

### CLOAKROOM

Low level WC.

### LOUNGE

Living flame effect electric fire with polished stone surround and wooden surround and mantle over, PVCu double glazed door to rear garden, PVCu double glazed patio doors to rear garden, radiator.

### KITCHEN

Roll edge worksurfaces with cupboard and drawers under with matching wall units, single drainer stainless steel sink unit with mixer tap, built in electric oven and four ring gas hob with extractor hood over, plumbing for washing machine, built in fridge and freezer, PVCu double glazed window to the front.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

Two PVCu double glazed windows to front, built in storage cupboard.

### BEDROOM TWO

PVCu double glazed window to rear with far reaching views, radiator.

### BEDROOM THREE

PVCu double glazed window with far reaching views, radiator.

### SHOWER ROOM

Tiled shoer cubicle with inset Triton electric shower, low level WC, pedestal wash hand basin, part tiled walls, sky light

### EXTERNALLY

To the front of the property, steps lead to the front door with an adjacent lawned garden. To the rear, a patio leads to a lawned garden with storage shed and is enclosed by fence boundaries.



## 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



TOTAL FLOOR AREA: 943 sq.ft. (87.6 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. The 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.  
 Made with Metropix 02/2024

## 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 potential is FTTP, FTTC and ADSL.

## 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 2023.

Lawson themselves on behalf for 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



