

Price £175,000



16 RIFLEMAN WALK, SOUTHWAY, PLYMOUTH, PL6 6FH

FULL DESCRIPTION

Lawson are delighted to market this beautifully appointed end terrace modern family home, just a short walk from all amenities, excellent transport links and schooling. The property benefits from well presented accommodation arranged over two floors comprising; a composite front door leading into an entrance hall with lino flooring and carpeted stairs to the first floor landing.

The cloakroom has a low level WC, pedestal wash hand basin with tiled splash back, extractor, consumer unit and lino flooring. The kitchen is fitted with a matching range of base and eye level storage cupboards with post formed and roll top worksurfaces, electric oven, four burner gas hob, filter canopy, plumbing for a washing machine, space for fridge freezer, space and plumbing for dishwasher. stainless steel sink drain unit, ceramic tiled flooring and a window to the front elevation. Lounge/dining room has wooden effect flooring, attractive lighting, a large walk in storage cupboard and south westerly facing patio doors that lead to a level garden.

From the main hallway, carpeted stairs ascend to the first floor landing with a pull down loft access and a doorway into bedroom one. Bedroom one is a double bedroom with a window to the rear elevation. Bedroom two is a further double room and has patio doors to the front with a Juliette balcony and a large built in storage cupboard.

The family bathroom is fitted with a matching white 3 piece suite comprising, a low level WC, pedestal wash hand basin, a bath with a shower mixer tap, tiled splash backs and an extractor fan.

Externally, to the front of the property there is a driveway with allocated parking for one vehicle. The rear garden, a particular feature of the property is south west facing, fully fence enclosed with a flagged patio, a composite storage shed, an outside tap and a gateway to the side.

This property is being offered to the market with no onward chain and vacant possession.

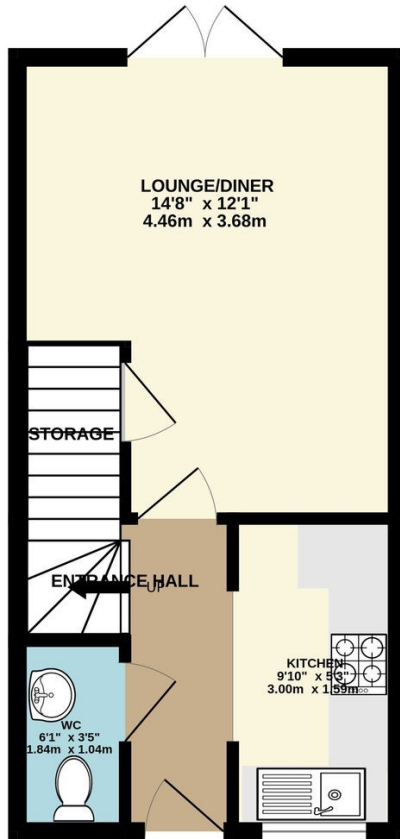
SOUTHWAY

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.

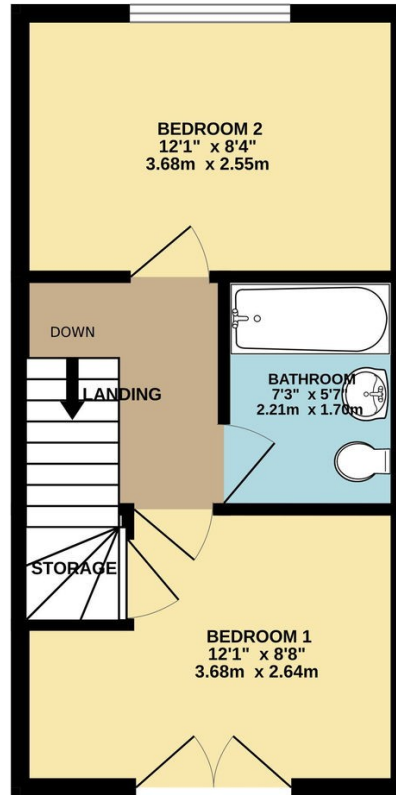


FLOOR PLAN

GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 591 sq.ft. (54.9 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 potential is FTTC and ADSL.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2023/2024 is £1,722.68 (by internet enquiry with Plymouth City Council). These details are subject to change. There is a service charge of £129.80 per annum.

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
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

