

83 Pendeen Crescent, Southway, Plymouth, PL6 6RF

£200,000

Plymouth

Lawson are delighted to market this well-appointed terraced family home, situated in a convenient location just a short walk from local amenities, schools, and public transport links. The property offers well-maintained accommodation arranged over two floors comprising, a PVCu double-glazed front door leading into a PVCu double-glazed entrance porch. A further double-glazed door opens into the entrance hall, with carpeted stairs that ascend to the first floor landing.

The kitchen/dining room is fitted with a matching range of modern base and eye level storage cupboards with roll-top work surfaces, Bosch electric oven and four-burner electric hob with filter canopy, space and plumbing for a washing machine, space for a tumble dryer, a stainless steel sink and drainer unit, and tiled splashbacks, understairs storage and French doors leading into the conservatory. The conservatory is of PVCu construction, overlooking the rear garden.

The sitting room is a dual aspect room with windows to both the front and rear elevations with a feature living flame gas fire with wooden surround, mantel, stone hearth, and back panel and patio doors providing access to the rear garden.

From the main hallway, carpeted stairs ascend to the first-floor landing, which has a window to the rear elevation and access to the loft.

Bedroom one is a spacious double room with a window to the front elevation and a built-in storage cupboard housing the wall-mounted Baxi combination boiler. Bedroom two is a further double room with a window to the front elevation and benefits from a range of fitted bedroom furniture and spotlights. Bedroom three is a single bedroom with fitted furniture and a window overlooking the rear garden.

The wet room is fully tiled and fitted with a low-level WC, wash hand basin, and oversized walk-in shower with a Triton electric shower, and a window to the rear elevation.

Externally, the front garden is low maintenance, with flagged patio areas and gravel beds. To the rear of the property, there is a beautifully presented, fully enclosed terraced garden featuring flagged patios, gravel beds, mature trees, flower and shrub borders, a garden shed, and a greenhouse.

The property also benefits from PVCu double glazing throughout and gas-fired central heating via the wall mounted combination boiler.

SOUTHWAY

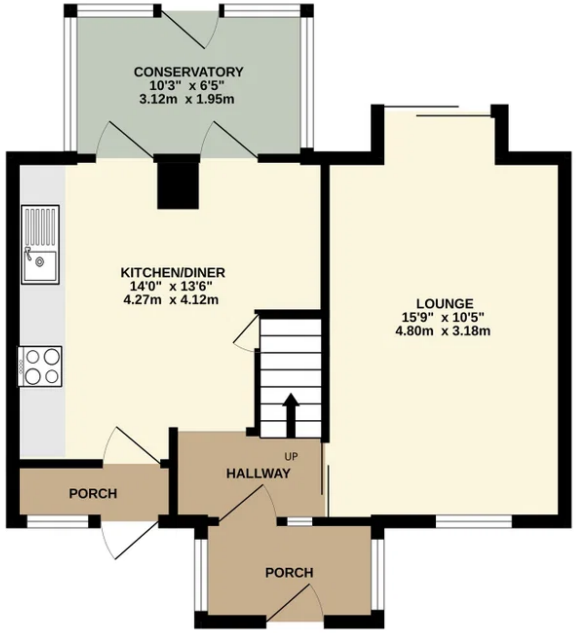
Southway is a well-established residential area located to the north of Plymouth, offering convenient access to local amenities and transport links. The area benefits from a local doctor's surgery, Aldi supermarket and a small shopping centre with several other small businesses. It is also well placed for families, with local primary schools nearby. The nearby Southway Valley Local Nature Reserve offers woodland walks and green space, while Dartmoor National Park is within easy reach, providing excellent opportunities for outdoor activities.

With its good range of amenities, green spaces, and convenient transport links, Southway is a popular choice for first-time buyers and families alike.

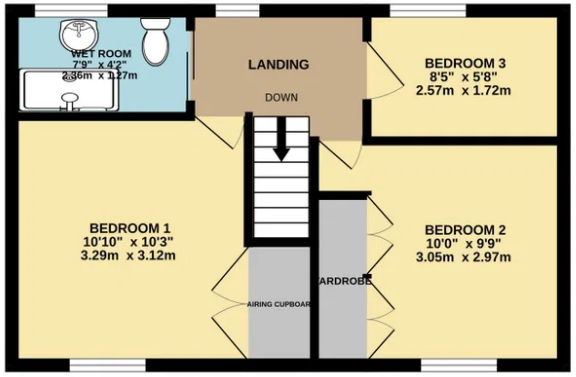




GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.

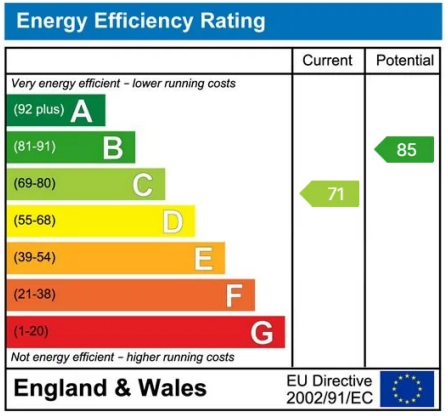


TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

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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OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2026/2027 is £1,627.90 (by internet enquiry with Plymouth City Council). These details are subject to change.

UTILITIES

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

SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

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.

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.
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