

20 Frewin Gardens, Southway, Plymouth, PL6 6PN

£165,000

Plymouth

Lawson are delighted to market this well-appointed mid-terrace family home, situated just a short walk from local amenities and excellent transport links. The property offers well-presented accommodation arranged over two floors and benefits from PVCu double glazing, gas-fired central heating and is offered to the market with no onward chain.

The property is approached via a PVCu double-glazed front door leading into an entrance vestibule with tiled flooring and an inner door opening into the open-plan living area. The fitted kitchen comprises a matching range of base and eye-level storage cupboards, an electric hob and oven, integral fridge and freezer and plumbing for a washing machine and dishwasher, a stainless steel sink and drainer unit with mixer tap, tiled splashbacks and a wall-mounted Worcester combination boiler installed in 2024. The lounge/dining area benefits from patio doors opening onto the rear garden and an electric fire with wooden surround and mantel.

Carpeted stairs ascend to the first-floor landing, which provides loft access and doors leading to both bedrooms and the shower room. Bedroom one is a spacious double bedroom with a full range of fitted wardrobes with sliding mirrored doors, a moulded ceiling and a window to the rear elevation. Bedroom two has a window to the front elevation and further fitted wardrobes. The shower room has been refitted to a high standard and comprises an oversized shower cubicle with drencher shower head, handheld attachment and glass screen, easy-clean splashbacks, chrome heated towel rail, low-level WC and wash hand basin with storage beneath. Further features include an extractor fan and inset spotlights.

Externally, to the front of the property, there is a parking space for one vehicle, with an additional parking space to the side. There is also a small storage box and a doorway providing access to the front of the property. The rear garden is a particular feature, offering a decked terrace within a fully enclosed, fenced garden, with steps leading down to a lower flagged patio area.

The property also benefits from PVCu double glazing, gas-fired central heating and is offered with no onward chain. An internal viewing is highly recommended to appreciate the accommodation on offer.

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.

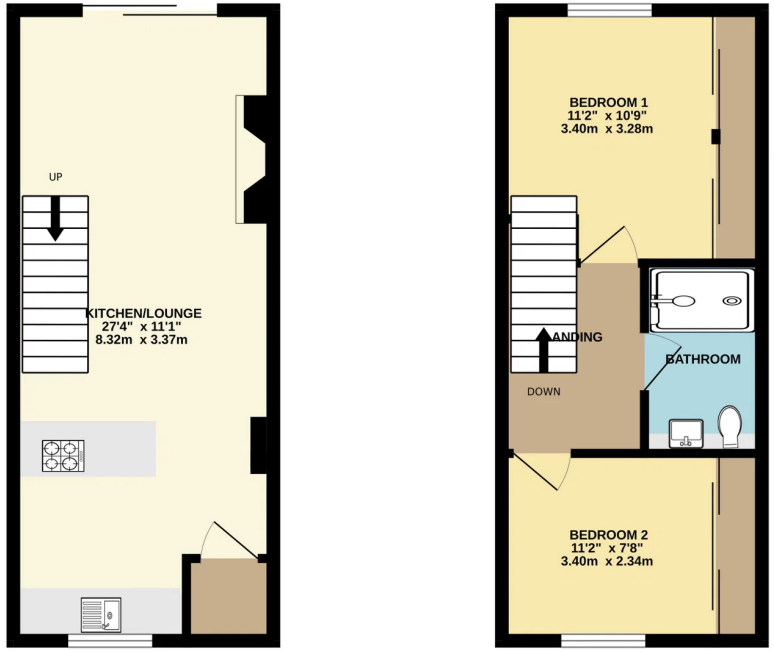
With its good range of amenities, green spaces, and convenient transport links, Southway is a popular choice for first-time buyers and families alike.





GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.

1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



20 FREWIN

TOTAL FLOOR AREA : 599 sq.ft. (55.6 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. 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 'B' for council tax purposes and the amount payable for the year 2026/2027 is £1,899.22 (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 FTTC.

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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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). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete. 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.







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