



# Falcon

01752 600444

## 182 Southway Drive

Southway, Plymouth, PL6 6QF

Guide Price £180,000 - £190,000







## In Brief

### Stylish 2 double bedroomed 1960s Home with Sun-Soaked Living and Modern Family Comforts

**Reception Rooms** Large double aspect living room

**Bedrooms** 2 Double bedrooms

**Heating** Gas central heating

**Area** 753 sq ft

**Tenure** Freehold

**Parking** On street parking

**Council Tax** A

## Description

Nestled within an established and sought-after residential area is this beautifully presented and thoughtfully extended two-double-bedroom semi-detached family home. Originally built in the 1960s as an ex-local authority property, it has been tastefully updated and modernised in recent years, creating a stylish and welcoming home ideal for a range of buyers. The entrance hallway leads into a generously sized, dual-aspect living room that enjoys lovely views over the rear garden, offering a bright and comfortable space to relax. To the side, the impressive kitchen/diner forms part of the home's extension and features a contemporary range of units and ample space for family dining. French doors open directly onto the sunny rear garden, which benefits from a southerly aspect, flooding the room with natural light throughout the day. Upstairs, the first-floor landing gives access to two spacious double bedrooms and a stylishly fitted shower room, complete with a double-sized walk-in shower cubicle. Outside, the property enjoys a well-proportioned rear garden which has a decked seating area as well as an area layed to lawn. With no immediate neighbours to the rear there is a good feeling of privacy in this sunny south facing garden. The property is conveniently positioned within easy reach of Oakwood Primary School, making it an excellent option for families.

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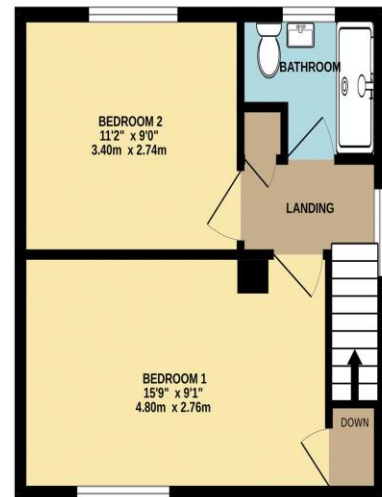
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## Floor Plans

GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.  
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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