



mansbridgebalment

SOUTHWAY

OIEO £215,000



20 ALDERNEY ROAD

Southway, Plymouth, Devon, PL6 6EQ

A significantly improved end of terrace two bedroom property conveniently set in a popular location just a short walk from the local centre and its amenities.

Redesigned Kitchen Providing Breakfast Bar

Conservatory

Ample Driveway Parking

Attractive South Facing Rear Garden

Recently Constructed Outbuilding currently incorporating a games room,
office and snug

OIEO £215,000



**The Roundabout
Yelverton
Devon
PL20 6DT**

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SITUATION AND DESCRIPTION

A superb two-bedroom end of terrace house situated in this popular location, a short walk from an excellent range of local amenities. This property is a very fine example having been significantly improved in recent years by the current vendor who has created a very comfortable home packed with desirable features.

Approached from the front, a double width block paved driveway leads to the front door whilst double doors open to a useful storage facility to the side, also providing a wide covered access to the rear garden. The front door opens to a porch with fitted cloaks cupboard and a door in turn opens to the entrance hall. A staircase ascends to the first floor whilst doors open to a living room (with concealed open fireplace) and the kitchen which has been cleverly re-designed to incorporate a breakfast bar, and a rare feature for this property design - a downstairs wc. Double doors open from the kitchen into the garden whilst double doors also open from the living room into a good-sized conservatory with insulated roof. Double doors from the conservatory also open to the garden.

Upstairs a bright landing leads to a modern bathroom and two double bedrooms, both of which enjoy built in wardrobes and the master of which is also dual aspect and features an ensuite shower room.

The rear garden enjoys a wonderful south facing aspect and has been landscaped with patio, new decking, and artificial turf areas for ease of maintenance whilst there is also a quite remarkable, recently constructed outbuilding to the rear of the plot measuring some 26ft x 16ft incorporating a games room, snug and office.

The property also benefits from PVCu double glazing, gas central heating and we highly recommend an early viewing of this special home to avoid disappointment.

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 a post office, Co-operative, 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.

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

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.

The accommodation, together with approximate room sizes, is as follows:





ENTRANCE PORCH

ENTRANCE HALL

KITCHEN

12' 7" x 11' 0" (3.84m x 3.35m)

CLOAKROOM

HALLWAY

LIVING ROOM

15' 11" x 10' 8" (4.85m x 3.25m)

CONSERVATORY

11' 2" x 8' 8" (3.4m x 2.64m)

FIRST FLOOR

LANDING

BEDROOM ONE

11' 8" x 10' 8" (3.56m x 3.25m)

ENSUITE

BEDROOM TWO

8' 6" x 10' 4" (2.59m x 3.15m)

BATHROOM

OUTBUILDING

GAMES ROOM

15' 7" x 18' 5" (4.75m x 5.61m)

SNUG

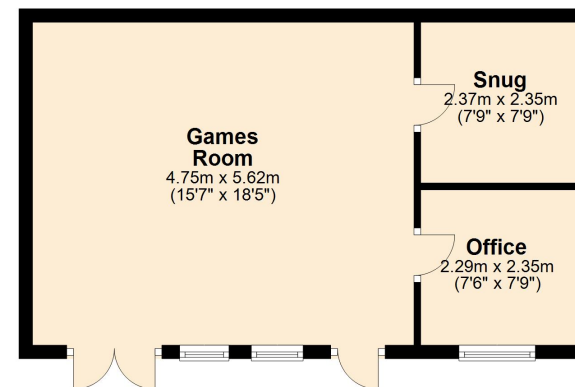
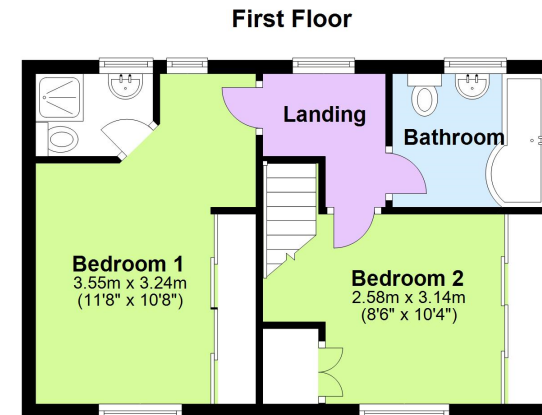
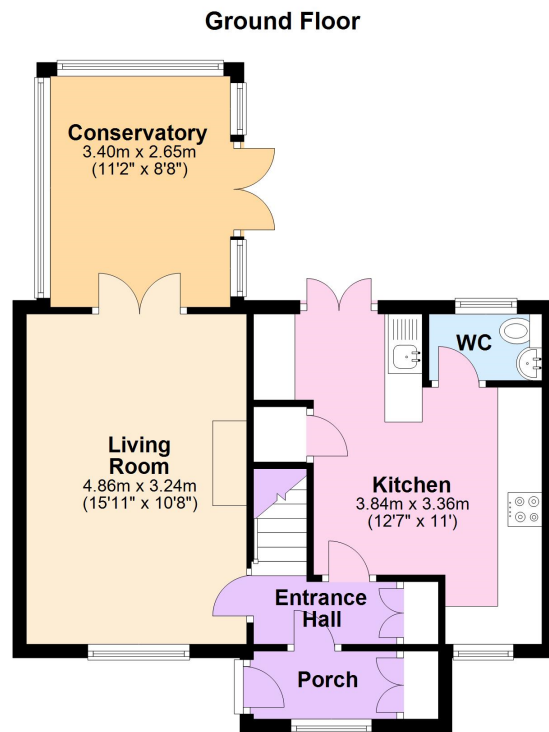
7' 9" x 7' 9" (2.36m x 2.36m)

OFFICE

7' 6" x 7' 9" (2.29m x 2.36m)







FLOOR PLAN DISCLAIMER These plans 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. Copyright © Mansbridge Balment 2019
Plan produced using PlanUp.

SERVICES

Mains electricity, mains gas, mains water, mains drainage.

OUTGOINGS

We understand this property is in band 'A' for Council Tax purposes.

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

DIRECTIONS

From Derriford Roundabout head Northwards on the A386 towards Roborough. At The George junction by the Toby Carvery turn left into Southway Drive. Take the second turning on the right into Clittaford View and take the second left into Inchkieth Road, Alderney Road is then the second turning on the right. The property can be found approximately halfway along on the left-hand side.

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*** PL19, PL20, EX20**

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