

Asking Price £180,000

Nestled in a quiet residential cul-de-sac in the ever-popular Southway area of Plymouth, this beautifully presented two-bedroom modern home offers stylish living with a low-maintenance lifestyle. An ideal choice for first-time buyers or investors alike, the property boasts a smart layout, contemporary décor throughout, and the added benefit of allocated parking. The ground floor comprises a spacious open-plan lounge/dining room with ample space for entertaining and everyday living, leading through to a bright, well-equipped kitchen with direct access to a delightful landscaped garden. The rear garden has been thoughtfully designed with a combination of paved seating areas, raised planters, artificial lawn, and a sheltered storage space—perfect for BBQs and summer relaxing. Upstairs are two well-proportioned bedrooms, both with generous natural light. The principal bedroom is a comfortable double, while the second bedroom is ideal as a guest room, child's room or a home office. A smartly finished modern bathroom completes the first floor, featuring a full-size bath with shower over. This turn-key home is positioned conveniently close to local amenities, primary and secondary schools, and excellent transport links into Plymouth city centre, Derriford Hospital, and beyond. This is a home not to be missed—early viewing is highly recommended.

Butler Close, Southway, PL6 6PL

Area

Southway is a family-friendly suburb located in the north of Plymouth, offering a peaceful residential setting with easy access to the city and the moors. Local amenities include Southway Shopping Centre, supermarkets, takeaways, cafes, and excellent bus routes into Plymouth City Centre and Derriford Hospital.

The area boasts well-regarded schools, including Southway Primary and nearby Tor Bridge High. Outdoor lovers will appreciate proximity to Cann Woods, Whitleigh Woods, and quick routes out to Dartmoor National Park. It's a sought-after spot for first-time buyers, families, and professionals alike, thanks to its balance of affordability, accessibility, and lifestyle convenience.

Accommodation Comprises

Ground Floor:

Lounge/Dining Room – 4.70m x 3.37m (15`5" x 11`1")

Spacious open-plan area with front aspect, ideal for both living and dining use, stairs to first floor.

Kitchen – 2.76m x 3.37m (9`1" x 11`1")

Modern kitchen with ample cabinetry, worktops, space for appliances, rear garden access.

First Floor:

Bedroom 1 – 2.90m x 3.37m (9`6" x 11`1")

Double bedroom with generous space for furnishings and natural light.

Bedroom 2 – 2.11m x 3.37m (6`11" x 11`1")

Versatile second bedroom ideal as guest room, office, or nursery.

Bathroom – 2.35m x 1.56m (7`9" x 5`1")

Contemporary suite with bath and overhead shower, WC, and basin.

Landing – Provides access to all upstairs rooms.

Garden & Exterior:

The enclosed rear garden has been beautifully landscaped for low maintenance, featuring a paved patio area ideal for dining or entertaining, raised beds with a range of mature plants, and a level artificial lawn. There's also useful covered storage space. The property benefits from allocated off-road parking, making it practical as well as stylish.

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

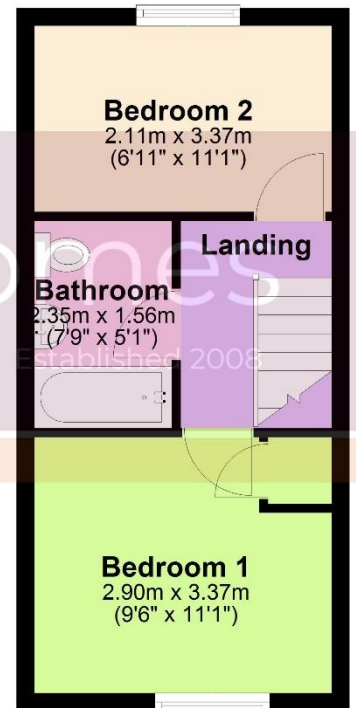






Ground Floor

First Floor



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

