



## 136 Southway Drive

Southway, Plymouth, PL6 6QE

**£1,150 Per Calendar Month**



Available from August 2026 is this delightful end-terraced property which enjoys good-sized accommodation comprising 2 bedrooms and a bathroom upstairs. On the ground floor there is a lounge/dining room and a fitted kitchen with appliances. There is a lovely enclosed garden to the rear backing onto the nature reserve. The property is located in a very convenient location for a number of amenities, as well as good access to the Northern part of Plymouth, including Derriford Hospital.





SOUTHWAY DRIVE, PLYMOUTH, PL6 6QE

ACCOMMODATION

Access to the property is gained via steps leading down to the front entrance and through the part double-glazed entrance door leading into the entrance hall.

ENTRANCE HALL

Providing access to the accommodation. Stairs rising to the first floor.

LOUNGE/DINING ROOM 15'7" x 10'10" (4.75 x 3.32)

A dual aspect room with double-glazed windows to the front and rear elevations. Fireplace with inset electric fire.

KITCHEN 15'7" x 12'2" (4.77 x 3.71)

Range of matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset single drainer single bowl sink unit with mixer tap. Free-standing electric cooker. Free-standing fridge-freezer. Slimline dishwasher, tumble-dryer and washing machine in situ. 2 built-in cupboards, one of which is under the stairs and houses the electric meter, gas meter and fuse box. Additional cupboard housing the boiler. Double-glazed windows to the front and rear elevations. Part double-glazed uPVC door providing access to the rear garden. Please note the appliances will be included within the tenancy.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Double-glazed window to the rear elevation. Please note that there is no loft access as part of the tenancy.

BEDROOM ONE 15'7" x 10'10" at widest points & to wardrobe rear (4.76 x 3.31 at widest points & to wardrobe rear)

A dual aspect room with double-glazed windows to the front and rear elevations. Built-in mirror-fronted wardrobes with storage and hanging. Built-in shelving.

BEDROOM TWO 12'4" x 9'8" at widest point (3.78 x 2.96 at widest point)

Double-glazed window to the front elevation.

BATHROOM 6'3" x 5'8" (1.92 x 1.75)

White suite comprising a bath with mixer tap and spray attachment, pedestal wash basin with mixer tap and a low level toilet. Tiled floor. Obscured double-glazed window to the rear.

OUTSIDE

To the rear of the property there is a lovely-sized enclosed garden with good-sized concreted sitting area. Steps lead to a top section and also onto a side area, where the timber shed is located. The majority of the garden has been laid to lawn.

COUNCIL TAX

Plymouth City Council  
Council tax band A

Rental holding deposit

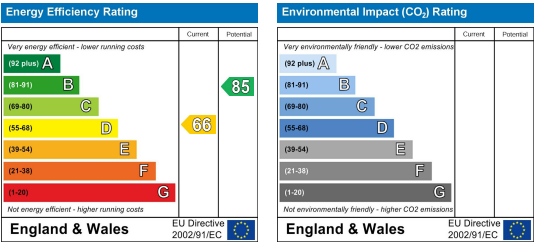
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

Area Map



Floor Plans

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.