

LAWSON

Estate Agency...**Only Better**



3 Maple Way, Woolwell, Plymouth, PL6 7SS

Guide £330,000 - £340,000

A delightful four bedroom detached family home situated on a predominantly level plot within a quiet cul-de-sac which enjoys direct access to the stunning footpaths of Plymbridge Woods. The living accommodation is well presented throughout and arranged over two levels comprising entrance hall, cloakroom, living room, dining room and modern fitted kitchen on the ground floor, four double bedrooms and a spacious family bathroom on the first floor.

Externally to the front a driveway leads to the garage with adjacent garden laid to lawn and well stocked mature flower beds with a side gate accessing the rear. The rear garden is again beautifully maintained and laid to lawn stocked with a range of mature plants, trees and shrubs also featuring a wildlife pond and timer built shed with power connected.

The property also benefits from PVCu double glazing, gas central heating and we highly recommend a closer inspection to fully appreciate the wonderful location and sizable bedrooms this property has to offer.

WOOLWELL

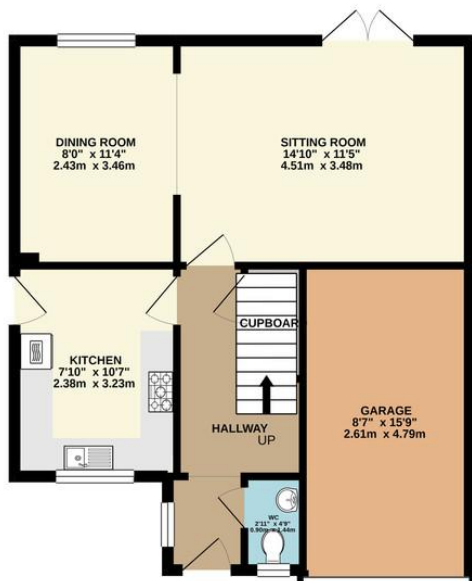
Woolwell is a suburb, four miles north from the city of Plymouth, located just outside the city boundary in the district of South Hams with excellent access to Plymbridge Woods and Dartmoor National Park. The area boasts an excellent Primary School, two day-nurseries, a Medical Centre and a Community Centre, which has many function rooms, a small café and is at the heart of the community, holding various events throughout the year. There is also a small complex of six retail outlets, containing four takeaway restaurants and a hairdresser. A large Tesco Extra store is situated on the western boundary of Woolwell, with a recently built Lidl store opposite. There are three playgrounds situated throughout Woolwell, which are an asset to the local families with children, as is the local Scout group. There is a regular bus service, in addition to a very useful park and ride located half a mile away with direct links to Derriford Hospital and Plymouth city centre. Within a few minutes' drive are; Dartmoor National Park, Yelverton Golf Club and Buckland Abbey, the historic home of Sir Francis Drake.

PLYMOUTH

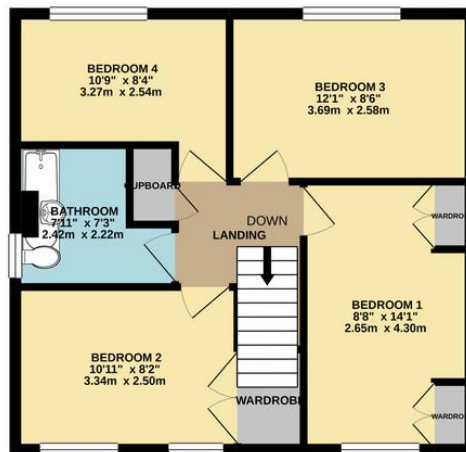
Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational 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.



GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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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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.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with LAWSON.

OUTGOINGS

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2021/2022 is £2080.09 (by internet enquiry with South Hams District Council). These details are subject to change.

FLOOR PLANS AND ENERGY PERFORMANCE CERTIFICATE

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. The Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2021. P7790

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

