



**2 SPRING PARK, WOOLWELL, PLYMOUTH, PL6 7SL**

**Guide Price £320,000**

OFFICE ADDRESS: Woolwell Crescent, Plymouth, Devon, PL6 7RB TEL: 01752 791333

## 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 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 within 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 (located Approx. 1.5 miles away) 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.

A spacious three bedroom detached bungalow occupying a well maintained corner plot, enjoying distance views towards Dartmoor whilst offering easy access to a host of local amenities. The living accommodation which is well presented throughout in tasteful and neutral colours comprises, entrance hall with built in storage, lounge and dining room with recently fitted carpets, fitted kitchen a modern family bathroom and three bedrooms, bedroom one has the benefit of an en-suite shower room and built in wardrobes.

Externally, the property stands on a well maintained corner plot which leads to a good sized garage and driveway. The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this wonderful home.

### LIVING ACCOMONDATION

Approached by a PVCu double glazed front door to:

#### ENTRANCE HALL

Access to loft, two built in storage cupboards, doors to

#### LOUNGE

PVCu double glazed sliding patio doors leading to the raised decking area, fire recess with wooden mantel over, access to:

#### DINING ROOM

PVCu double glazed window to the rear enjoying moorland views, radiator.

#### KITCHEN/BREAKFAST ROOM

Roll edge work surfaces with cupboard and drawers under and matching wall units, single drainer and one and a half bowl sink unit with mixer tap, built in electric oven and four ring gas hob, plumbing for washing machine and dishwasher, radiator, PVCu double glazed window and door to side.



### **BEDROOM 1**

PVCu double glazed window to the side, built in wardrobes with sliding mirrored doors. Door to:

### **ENSUITE SHOWER ROOM**

Tiled shower cubicle with inset shower, low level WC, pedestal wash hand basin, shaver socket and light, radiator, PVCu frosted window to the rear.

### **BEDROOM 2**

PVCu double glazed bay window to the side, radiator.

### **BEDROOM 3**

PVCu double glazed window to the front, radiator.

### **BATHROOM**

Modern matching suite comprising; panelled bath with rain head shower over, low level WC, wash hand basin with storage beneath, part tiled walls, extractor fan, heated towel rail.

### **EXTERNALLY**

The property stands on a generous corner plot, to the front and side there is a lawned garden. To the rear there is an enclosed raised timber decking area giving access to a side patio with steps leading down to a level lawned garden which is enclosed by fence boundaries.

From the garden, there is access to the garage.

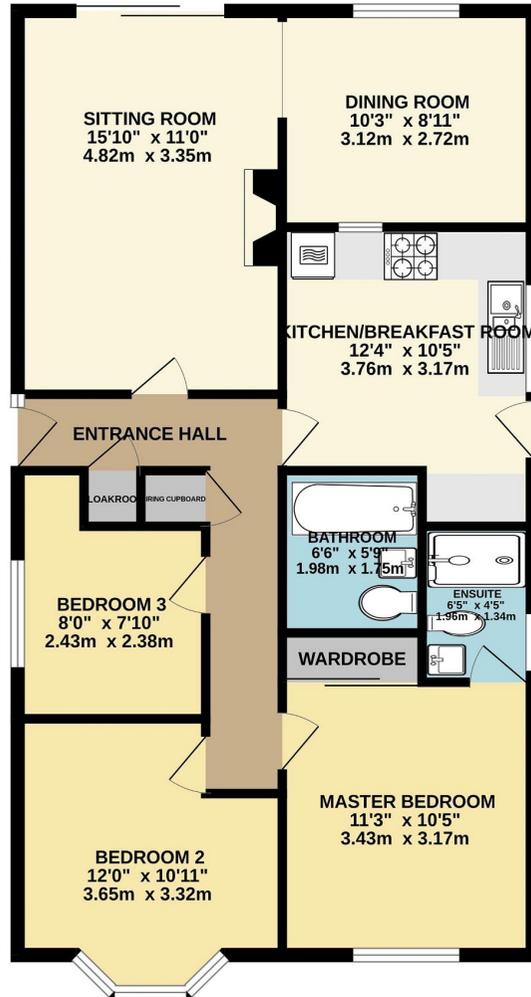
### **GARAGE**

Up and over door, power and light connected. Driveway providing parking for one vehicle is immediately to the front.





GROUND FLOOR



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**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 2024/2025 is £2,260.50 (by Internet enquiry with South Hams District Council). These details are subject to change.

**STRICTLY BY APPOINTMENT ONLY**

**FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES**

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