

Fixed Price £250,000



42 CHURCH PARK ROAD, WOOLWELL, PLYMOUTH PL6 7SA

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

A spacious three bedroom mid-terraced property in a quiet off road position within a residential location and enjoying far reaching countryside views. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels and comprises. Entrance hall, lounge, open plan kitchen/diner with a host of integrated appliances on the ground floor. On the first floor the landing leads to a modern family bathroom and three bedrooms, two of which have built in storage. Externally, to the front there are two allocated parking spaces leading to lawned garden and to the rear there is a well maintained garden enclosed by fence boundaries. The property also has the benefit of PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this family home.

The living accommodation.
Approach via a PVCu double glazed front door to.

ENTRANCE HALL

Stairs to first floor, radiator, door to.

LOUNGE

PVCu double glazed window to front, radiator, built in storage cupboard, archway to.

KITCHEN/DINER

Roll edged worksurfaces with cupboards and drawers under with matching wall units, single drainer sink unit with mixer tap, built in Neff electric oven and four ring hob with extractor hood over, built in washing machine, dishwasher and fridge/ freezer and wine fridge, tiled splashbacks, solid oak flooring, PVCu double glazed window and French doors to rear.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft, built in storage cupboard.

BEDROOM ONE

PVCu double glazed window to front enjoying far reaching views, two storage cupboards, radiator.

BEDROOM TWO

PVCu double glazed window to rear, radiator, built in storage cupboard.

BEDROOM THREE

PVCu double glazed window to front, radiator.

BATHROOM

Matching suite comprising panelled bath, tiled shower cubicle with inset shower, low level w.c, wash hand basin with cupboards under, fully tiled walls, heated towel rail, two PVCu double glazed frosted windows to rear.

EXTERNALLY

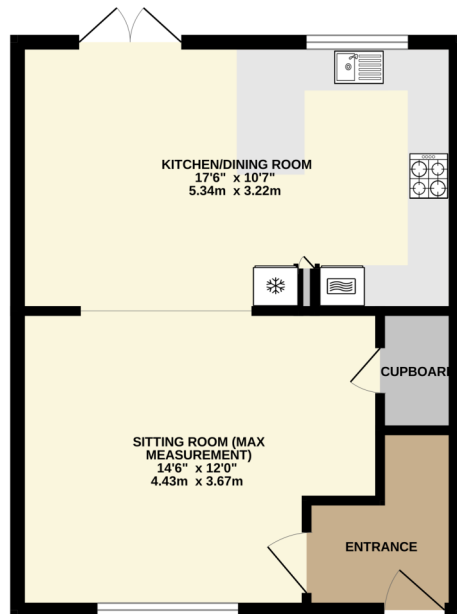
FRONT- Two allocated parking spaces lead to a path to the front door with adjacent garden.
REAR - There is raised timber decking area leading to a level lawned garden, timber shed to remain, enclosed by fence boundaries.



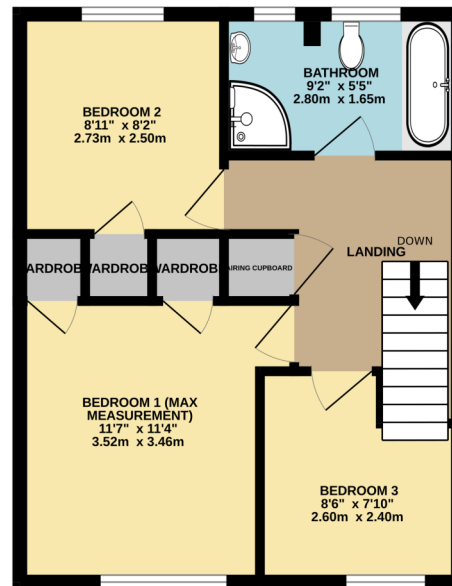
WOOLWELL

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.

GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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.
Made with Metropix ©2024

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 'B' for council tax purposes and the amount payable for the year 2024/2025 is £1,835.94 (by internet enquiry with South Hams District Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

Lawson themselves on behalf of the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

