

Offers Over £250,000

LAWSON
Estate Agency...Only Better



24 CHURCH PARK ROAD, WOOLWELL, PLYMOUTH, PL6 7SA

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

Lawson are delighted to market this spacious semi detached family home, just a short walk from all amenities and excellent schooling. The property benefits from accommodation arranged over two floors comprising, PVCu double glazed front door leading to an entrance vestibule with wood effect flooring and carpeted stairs to the first floor landing.

A doorway opens into the living room with a window to the front elevation, wood effect flooring and a large under stair cupboard. Opening through to a recently refitted kitchen/dining room which is fitted with a matching range of base and eye level cupboards, wood effect work surfaces, integral electric oven, 5 burner gas hob, stainless steel filter canopy, dishwasher, fridge and freezer, one and a half bowl acrylic sink drain unit with mixer tap and tiled splash backs, wall mount Valiant gas combination boiler, wood effect flooring, window and French doors which leads into the rear garden.

From the entrance hall, carpeted stairs ascend to the first floor landing with a window to the side elevation and loft access. A doorway leads to bedroom one, a spacious double with a window to the front elevation and a built in wardrobe with a hanging rail and shelving. Bedroom two is a further double with a window to the rear elevation and a built in wardrobe with hanging rail. Bedroom three is a large single with a window to the front.

The family bathroom is fitted with a matching white 3 piece suite comprising, a low level WC, pedestal wash hand basin, panel enclosed bath with an electric shower unit over, tiled splash backs and a window to the rear elevation.

Externally, to the front of the property the garden is lawned with a range of mature shrubs and there is a driveway to the side providing parking for two vehicles leading to the garage. The garage has been sub divided to provide a traditional garage area to the front with an electric roller shutter door and an insulated workshop/office to the rear with a pedestrian door to the side elevation. The rear garden, a particular feature of the property is South facing, fully wall and fence enclosed with a large, decked terrace, lawned and has a barked seating area.

The property also has the benefit of PVCu double glazing and gas central heating via the wall mounted combination boiler.

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.



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

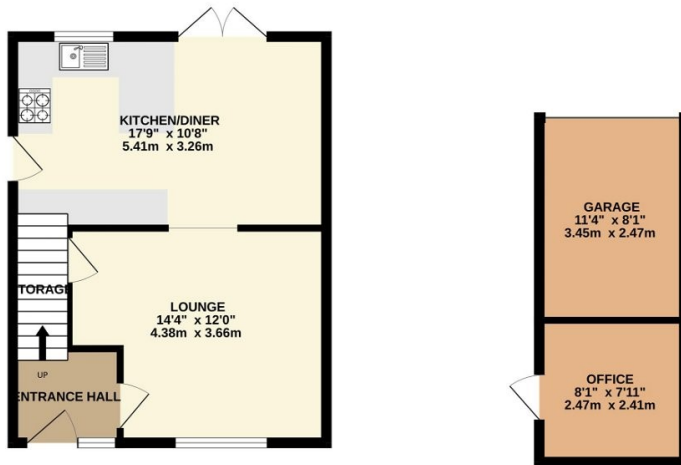
We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2023/2024 is £2,098.22 (by internet enquiry with South Hams District Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

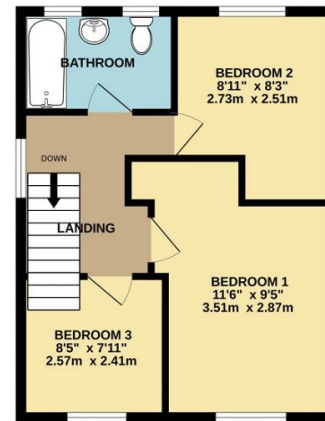
These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2024.

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.

GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

