

£390,000

LAWSON
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3 OAKLANDS CLOSE, WOOLWELL, PLYMOUTH PL6 7QF

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

A four bedroom detached property occupying a well maintained level plot within this popular, quiet residential cul-de-sac offering easy access to local amenities. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels and comprises; entrance hall, lounge, fitted kitchen/diner, and a cloakroom on the ground floor and the first floor a landing leads to a modern family bathroom and four bedrooms two of which have built in wardrobes.

Externally, there are well maintained level front and rear gardens, a driveway and garage with power and light connected. The property also benefits from PVCu double glazing and gas central heating, an internal viewing is highly recommended to truly appreciate this wonderful family home.

The living accommodation.

Approached via a PVCu double glazed front door to.

ENTRANCE HALL

Stairs to first floor, under stairs storage cupboard, doors to all ground floor accommodation.

LOUNGE

Living flame gas effect fire with stone surround and hearth, radiator, PVCu double glazed window to front and PVCu double glazed sliding patio doors leading to rear garden.

CLOAKROOM

Low level w.c, wash hand basin, fully tiled walls, alarm control panel, PVCu double glazed frosted window to front.

KITCHEN/DINER

Comprehensively fitted with roll edged worksurfaces with cupboards and drawers under with matching wall units, built-in glass fronted display cabinet, single drainer sink unit with mixer tap, built in electric oven and four ring gas hob with extractor hood over, plumbing for washing machine, built in fridge/freezer, PVCu double glazed windows to front and rear and PVCu double glazed door to rear and side.

STAIRS TO FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft, built in cupboard housing the hot water cylinder.

BEDROOM ONE

PVCu double glazed window to front, built in wardrobe, radiator.

BEDROOM TWO

PVCu double glazed window to front, built in wardrobe, radiator.

BEDROOM THREE

PVCu double glazed window to rear, radiator.

BEDROOM FOUR

PVCu double glazed window to rear, radiator.

BATHROOM

Matching suite comprising panel bath and mixer tap, low level w.c, pedestal wash hand basin, tiled shower cubicle with inset shower, fully tiled walls, tiled floor, PVCu double glazed frosted window to front.



EXTERNALLY

Front - A lawned garden incorporating several established plants, trees and shrubs with a gate giving access to the rear.

Rear - A paved area leading to a level lawned garden with a host of established plants, trees and shrubs and colourful flower beds enclosed by fence boundaries. There is also a shared driveway providing parking for two cars which leads to the garage.

GARAGE

Power and light connected with metal up and over door.

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 SOUTH HAMS

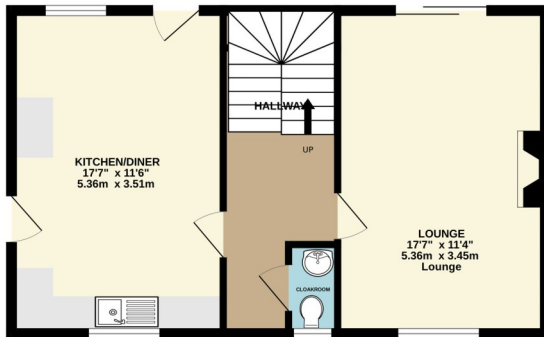
We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2024/2025 is £2885.06 (by internet enquiry with South Hams District Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

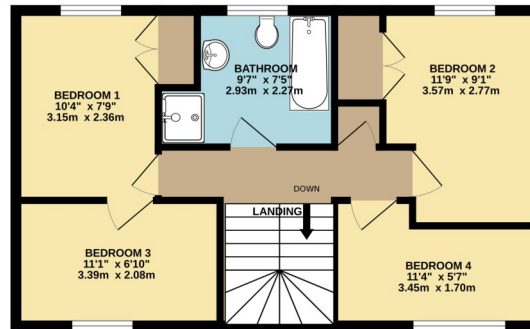
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GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 997 sq.ft. (92.7 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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