

**£275,000**

**LAWSON**  
Estate Agency...Only Better



**55 WOODEND ROAD, WOOLWELL, PLYMOUTH PL6 7RQ**

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

A three bedroom semi-detached property which has been the subject of recent modernisation by the current owners to include an updated kitchen, improved wiring, redecoration and flooring throughout in tasteful neutral colours. The living accommodation which is well presented throughout is arranged over two levels and comprises; entrance hall, lounge leading through to a dining room, fitted kitchen, cloakroom, conservatory on the ground floor. On the first floor a landing leads to a family shower room and three bedrooms all of which have built in wardrobes and or storage.

Externally the property stands on a well maintained plot the incorporates front and rear gardens and a 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 family home.

The living accommodation.

Approached through a recently fitted composite front door to.

#### **ENTRANCE HALL**

Stairs to first floor, Karndean flooring, radiator, door to.

#### **LOUNGE**

PVCu double glazed bay window to front, under stairs storage cupboard, Karndean flooring, radiator, archway to.

#### **DINING ROOM**

Karndean flooring, radiator, door to conservatory, access to.

#### **KITCHEN**

Recently updated, roll edged worksurfaces with cupboards and drawers under and matching wall units, stainless steel sink unit, gas and electric cooker points with extractor hood over, plumbing for washing machine, PVCu double glazed door to rear.

#### **CLOAKROOM**

Comprising low level w.c., pedestal wash hand basin, Karndean flooring, radiator, PVCu double glazed frosted window to side.

#### **FIRST FLOOR LANDING**

Doors to all first floor accommodation, access to loft, built in cupboard housing gas boiler which serves domestic hot water and central heating system.

#### **BEDROOM ONE**

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

#### **BEDROOM TWO**

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

#### **BEDROOM THREE**

PVCu double glazed window to front, storage, radiator.

#### **SHOWER ROOM**

Comprising tiled shower cubicle with inset electric shower, low level w.c., pedestal wash hand basin, tiled walls, PVCu double glazed frosted window to rear.

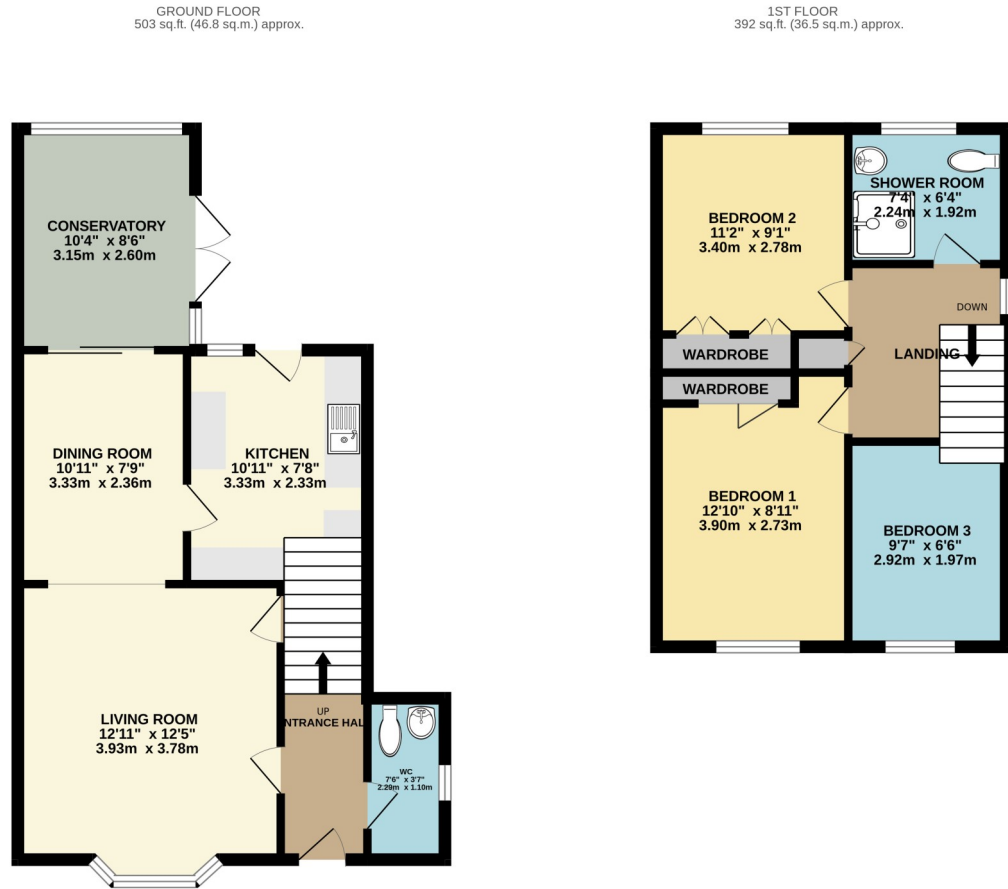


**EXTERNALLY**

To the front of the property there is a garden with brick herringbone path to the front door and side gate, enclosed by fence boundaries. The rear garden is predominately paved with flower and shrub beds and enclosed by fence boundaries.

**GARAGE**

Metal up and over door and driveway for one car.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 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 'C' for council tax purposes and the amount payable for the year 2024/2025 is £2098.22 (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 2023.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

