

**OFFERS OVER £250,000**



**4 CHURCHLANDS ROAD, WOOLWELL, PLYMOUTH PL6 7RY**

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



A stunning three-bedroom mid terraced property which has been the subject of recent modernisation by the current owners to include the installation of a new fitted kitchen and bathroom, a new boiler and redecoration and flooring throughout in tasteful neutral colours. The property is situated in a quiet tucked away position offering easy access to local amenities and enjoying far reaching views from the front. The living accommodation which is arranged over two levels comprises; entrance hall leading through to the lounge, double doors to the kitchen/diner which is finished in grey gloss units with integrated appliances. On the first floor the landing leads to a modern family bathroom and three bedrooms all of which have built in wardrobes.

Externally, there are well maintained front and rear gardens and a garage situated in a nearby block. The property benefits from PVCu double glazing and gas central heating via a new boiler. 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, door to.

### **LOUNGE**

PVCu double glazed window to front, radiator, double doors to.

### **KITCHEN**

Roll edged worksurfaces with cupboards and drawers under with matching wall units, single drainer sink unit with mixer tap, built in electric oven and four ring with extractor hood over, plumbing for washing machine, breakfast bar, PVCu double glazed window to rear, recently fitted PVCu double glazed French doors to rear garden.

### **FIRST FLOOR LANDING**

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

### **BEDROOM ONE**

PVCu double glazed window to front with far reaching views, built in wardrobe.

### **BEDROOM TWO**

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

### **BEDROOM THREE**

PVCu double glazed window to front enjoying far reaching views, built in storage, radiator.

### **BATHROOM**

Matching suite comprising panelled bath with shower over, wash hand basin with storage under, low level w.c, two PVCu double glazed frosted window to rear.

### **EXTERNALLY**

FRONT – Path leads to the front door and adjacent garden.

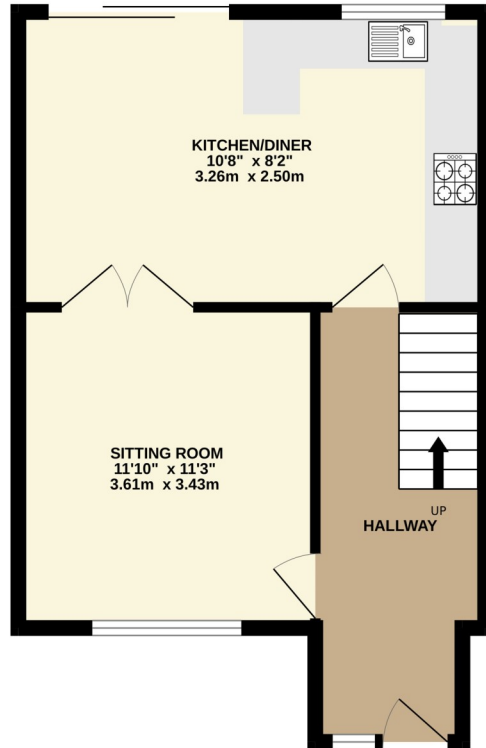
REAR – Paved area leads to two steps leading to a further raised patio area enclosed by fence boundaries.

### **GARAGE**

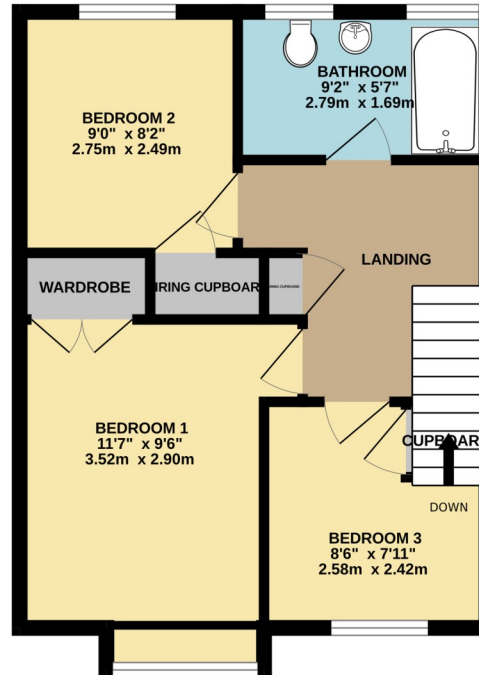
Situated in a nearby block with a metal up and over door.



GROUND FLOOR



1ST FLOOR



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 2025/2026 is £ (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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