

**Price £138,000**



**12 BRACKEN CLOSE, WOOLWELL, PLYMOUTH, PL6 7HP**

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



## FULL DESCRIPTION

A spacious one double bedroom first floor maisonette, situated in a quiet, popular residential cul-de-sac and offers easy access to local amenities. The living accommodation which is well presented throughout in tasteful neutral colours comprises, a private entrance hall with stairs to the first-floor landing, a lounge/diner, modern fitted kitchen, modern shower room and a double bedroom.

Externally, there is a generously portioned level, south facing rear garden and one allocated parking space.

The property also benefits from PVCu double glazing, gas central heating and would be perfect for a first time or investment purchase.

This property is held on a leasehold basis with approximately 959 years remaining on the lease and there is a charge of £75 PA.

## LIVING ACCOMMODATION

Approached through PVCu double glazed front door to:

### ENTRANCE HALL

Stairs to:

### FIRST FLOOR LANDING

Access to the loft and door to:

### LOUNGE

PVCu double glazed window to the rear and radiator.

### KITCHEN

Roll edge worksurfaces with cupboard and drawers under and matching wall units, single drainer and one and a half bowl sink unit with mixer tap, built in electric oven and four ring hob with extractor hood over, plumbing for a washing machine, tiled splash backs and PVCu double glazed window to the rear.

### SHOWER ROOM

Tiled shower cubicle with inset shower, low level WC, pedestal wash hand basin, part tiled walls, heated towel rail and PVCu double glazed frosted window to the front.

### BEDROOM

PVCu double glazed window to the rear and radiator.

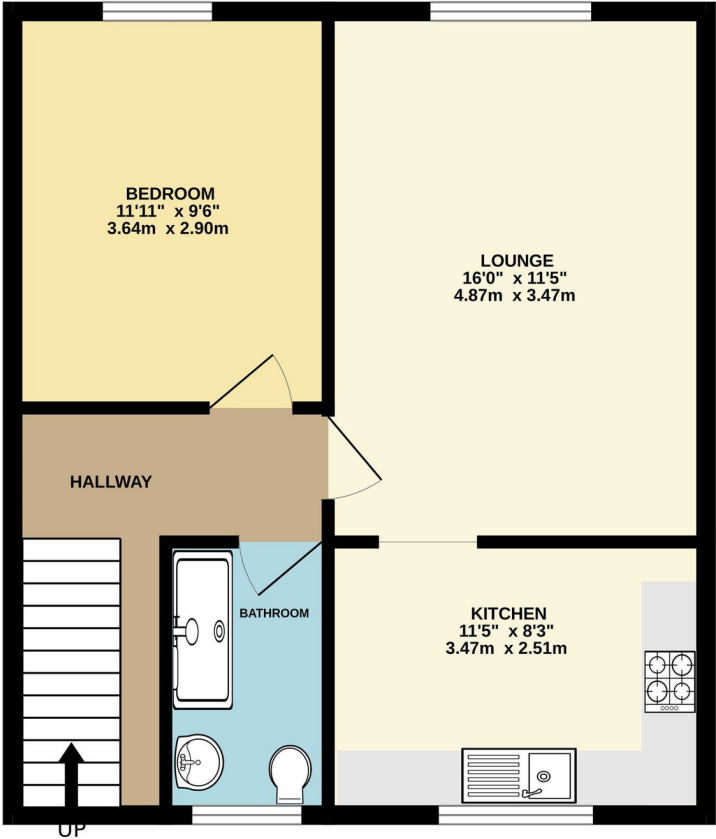
### GARDEN

South facing low maintenance level rear garden, predominantly laid to lawn and one allocated parking space.



# FLOOR PLAN

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



TOTAL FLOOR AREA : 506 sq.ft. (47.0 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, electricity and mains drainage. Mobile coverage likely, broadband connection FTTP, FTTC and ADSL.

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2024/2025 is £1,648.06 (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 2025.

## BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for 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

