

**Price £310,000**



**59 OLD WOODLANDS ROAD, CROWNHILL, PLYMOUTH, PL5 3SY**

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



## FULL DESCRIPTION

A spacious two-bedroom detached bungalow standing on a well maintained, low maintenance plot within this highly sought after location, just a short walk from all local amenities including Tesco, Argos, and Lidl. The living accommodation, which is well presented throughout in tasteful neutral colours comprises, an entrance porch, entrance hall, lounge/diner, modern fitted kitchen, two bedrooms, bedroom one has the benefit of an en-suite shower room and a family bathroom. Externally, there are low maintenance front and rear gardens and a driveway providing parking for two cars.

The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this wonderful home.

## LIVING ACCOMMODATION

Approached through PVCu double glazed front door to:

### ENTRANCE PORCH

Door to:

### ENTRANCE HALL

Radiator and access to:

### LOUNGE/DINER

Living flame effect electric fire with wooden mantel over, PVCu double glazed bay window to the front, PVCu double glazed window to the side and two radiators.

### KITCHEN

Roll edge worksurfaces with cupboard and drawers under and matching wall units with under lighting, single drainer sink unit with mixer tap, plumbing for washing machine, electric cooker point, tiled splash backs and a PVCu double glazed window and door to the rear garden.

### BEDROOM ONE

Two PVCu double glazed windows to the front, radiator, and door to:

### EN-SUITE SHOWER ROOM

Tiled shower cubicle with inset rain head shower, low level WC, wash hand basin with cupboards under, fully tiled walls, heated towel rail and a PVCu double glazed frosted window to the rear.

### BEDROOM TWO

PVCu double glazed window to the rear and radiator.

### BATHROOM

Matching suite comprising, a panelled bath with shower over, low level WC, wash hand basin with storage under, heated towel rail and a PVCu double glazed frosted window to the side.

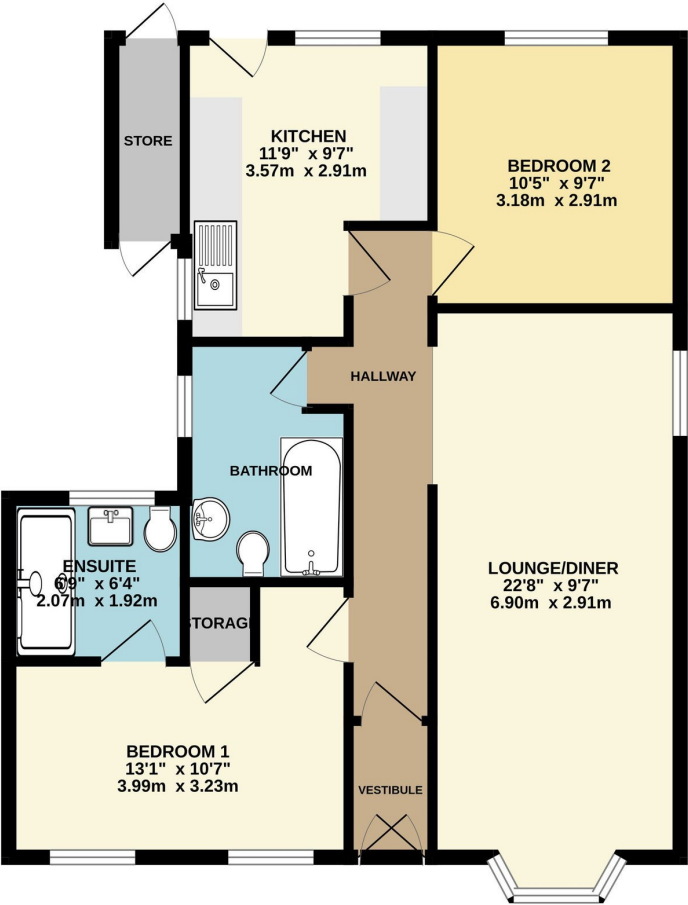
### EXTERNALLY

To the front of the property, there is a driveway providing parking for two cars with an adjacent low maintenance garden. To the rear, there is a patio area that leads to a low maintenance gravelled and paved garden with a host of established plants and shrubs and is enclosed by fence and hedge boundaries.



# FLOOR PLAN

GROUND FLOOR  
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.4 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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## 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 connection likely and broadband connection is ADSL, FTTC and FTTP.

## 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 £2,067.04 (by internet enquiry with Plymouth City 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.

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