

£270,000

LAWSON
Estate Agency...Only Better



6 REDWING DRIVE, WOOLWELL, PLYMOUTH, PL6 7SZ

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

A three bedroom semi-detached property situated within a sought after location offering easy access to local amenities. The living accommodation which is well presented throughout in tasteful neutral colours comprises. Entrance hall, lounge, dining room and a modern fitted kitchen on the ground floor. On the first floor a landing leads to three bedrooms and a family bathroom. Externally there are well maintained front and rear gardens, garage and driveway 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 lovely family home.

The living accommodation,.

Approached through PVCu double glazed front door to.

ENTRANCE PORCH

Door to.

LOUNGE

Stairs to first floor, radiator, PVCu double glazed window to front, archway to.

DINING ROOM

PVCu double glazed doors to rear garden, radiator, access to.

KITCHEN

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

FIRST FLOOR LANDING

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

BEDROOM ONE

PVCu double glazed window to rear, radiator.

BEDROOM TWO

PVCu double glazed window to front, radiator.

BEDROOM THREE

PVCu double glazed window to front, radiator.

BATHROOM

Matching suite comprising panelled bath with mixer tap and shower attachment and Triton electric shower over, low level w.c, pedestal wash hand basin, heated towel rail, part tiled walls, tiled floor, PVCu double glazed frosted window to rear.

EXTERNALLY

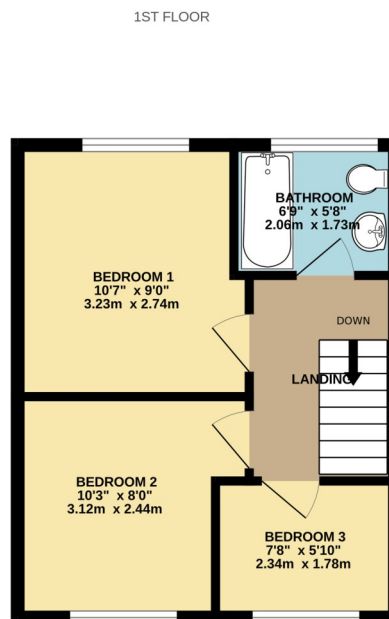
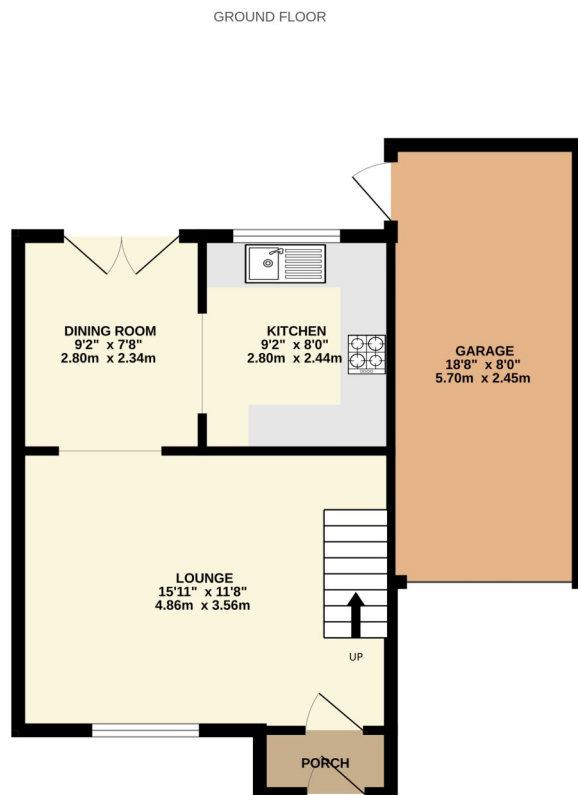
Front - Driveway providing parking for two car leads to garage with adjacent lawned garden.

Rear - Landscaped rear garden with gravelled area leading to a lawned garden with a host of established plants and shrubs enclosed by fence and walled boundaries.

GARAGE

Electric door, power and light connected, wall mounted gas boiler which serves domestic hot water and central heating system.





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 £2197.42 (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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