

LAWSON
Estate Agency...Only Better



8 WOODEND ROAD, WOOLWELL, PLYMOUTH, PL6 7RQ

£350,000

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FULL DESCRIPTION

A three-bedroom link-detached property, occupying a well-maintained, generously proportioned plot within a popular residential location, just a short walk from local amenities. The living accommodation, which is well presented throughout in tasteful neutral colours, is arranged over two levels and comprises an entrance hall, lounge, dining room, sunroom, modern fitted kitchen, and a cloakroom on the ground floor. On the first floor, the landing leads to a modern shower room and three bedrooms.

Externally, there are well-maintained front and rear gardens, a driveway providing parking for several vehicles, and a single garage.

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.

LIVING ACCOMMODATION

Approached through PVCu double glazed front door to:

ENTRANCE HALL

Stairs to the first floor, doors to the lounge and cloakroom.

CLOAKROOM

Low-level WC, wash hand basin with storage beneath, heated towel rail, and PVCu double glazed frosted window to the front.

LOUNGE

PVCu double glazed window to the front, living flame-effect gas fire with tiled surround, and access to:

DINING ROOM

Radiator and access to:

SUNROOM

PVCu double glazed French doors to the rear garden and Velux window.

KITCHEN

Roll-edge work surfaces with cupboards and drawers under, and matching wall units. Single drainer with one and a half bowl stainless steel sink unit with mixer tap, built-in electric oven and four-ring hob with extractor hood over, plumbing for a washing machine, tiled splashbacks, PVCu double glazed door to the side, and PVCu double glazed window overlooking the rear garden.

FIRST FLOOR LANDING

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



BEDROOM ONE

PVCu double glazed window to the rear, radiator, and built-in wardrobes with sliding mirrored doors.

BEDROOM TWO

PVCu double glazed window to the front and radiator.

BEDROOM THREE

PVCu double glazed window to the front and radiator.

SHOWER ROOM

Matching suite comprising a tiled shower cubicle with inset shower, low-level WC, wash hand basin with storage beneath, heated towel rail, fully tiled walls, and PVCu double glazed frosted window to the side.

EXTERNALLY

To the front, a herringbone driveway provides parking for approximately three vehicles and leads to the garage, with an adjacent garden area. To the rear, there is a west-facing garden predominantly laid to lawn, with a patio area and a host of established plants, shrubs, and colourful flowerbeds, and is enclosed by fence boundaries.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection ADSL, FTTC and FTTP.

OUTGOINGS SOUTH HAMS

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2025/2026 is £2,472.08 (by internet enquiry with South Hams District Council). These details are subject to change.

WOOLWELL

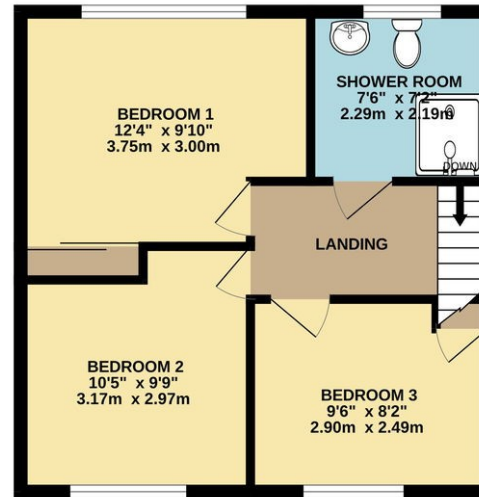
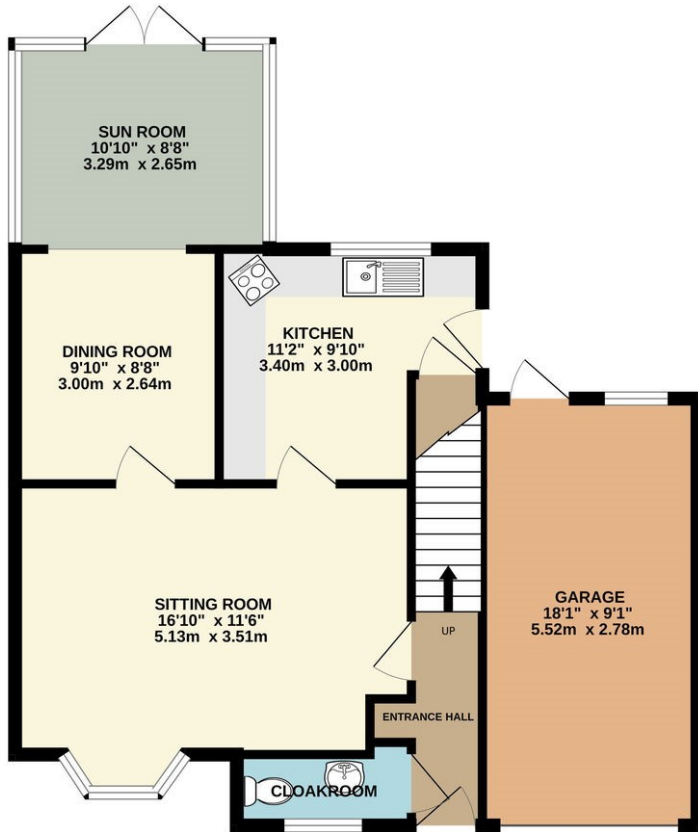
Woolwell is a suburb, four miles north from the city of Plymouth, located just outside the city boundary in the district of South Hams with excellent access to Plymbridge Woods and Dartmoor National Park. The area boasts an excellent Primary School, two day-nurseries, a Medical Centre and a Community Centre, which has many function rooms, a small café and is at the heart of the community, holding various events throughout the year. There is also a small complex of six retail outlets, containing four takeaway restaurants and a hairdresser. A large Tesco Extra store is situated on the western boundary of Woolwell, with a recently built Lidl store opposite. There are three playgrounds situated throughout Woolwell, which are an asset to the local families with children, as is the local Scout group. There is a regular bus service, in addition to a very useful park and ride located half a mile away with direct links to Derriford Hospital and Plymouth city centre. Within a few minutes' drive are; Dartmoor National Park, Yelverton Golf Club and Buckland Abbey, the historic home of Sir Francis Drake.





GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 1126 sq.ft. (104.6 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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SERVICES

Mains water, gas, electricity and mains drainage.
mobile coverage likely, broadband connection is ADSL, FTTC and FTTP available.

VIEWINGS

By appointment with LAWSON.

OUTGOINGS

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2025/2026 is £2,325.42 (by internet enquiry with South Hams District Council.

STRICTLY BY APPOINTMENT ONLY

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.
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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 prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

