

Price £210,000



21 THE HEATHERS, WOOLWELL, PLYMOUTH, PL6 7QS

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

FULL DESCRIPTION

A two-bedroom semi-detached property situated in this sought after residential location, offering easy access to local amenities. The living accommodation which is well presented throughout is arranged over two levels and comprises, an entrance porch, lounge, and a modern fitted kitchen on the ground floor. On the first floor, the landing leads to two bedrooms and a family bathroom.

Externally, there are front and rear gardens and a driveway.

The property also benefits from PVCu double glazing and gas central heating.

LIVING ACCOMMODATION

Approached through PVCu front door to:

ENTRANCE PORCH

Built in storage cupboard and door to:

LOUNGE

Stairs to first floor, radiator, PVCu double glazed window to the front and door to:

KITCHEN

Roll edge worksurfaces with cupboard and drawers under and matching wall units, single drainer stainless steel sink unit and mixer tap, built in oven and four ring gas hob, extractor hood, plumbing for a washing machine, tiled splash backs, wall mounted gas boiler which serves domestic hot water and central heating system and, PVCu double glazed window to the rear garden.

FIRST FLOOR LANDING

Doors to all first-floor accommodation.

BEDROOM ONE

PVCu double glazed window to the rear and radiator.

BEDROOM TWO

PVCu double glazed window to the front, built in storage and radiator.

BATHROOM

Matching suite comprising, a panelled bath with Triton electric shower over, low level WC, wash hand basin with storage under, built in storage cupboard, radiator and PVCu double glazed frosted window to the side.

EXTERNALLY

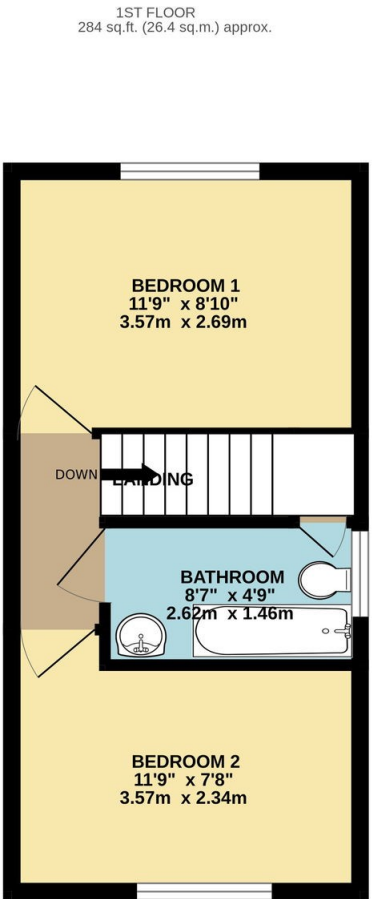
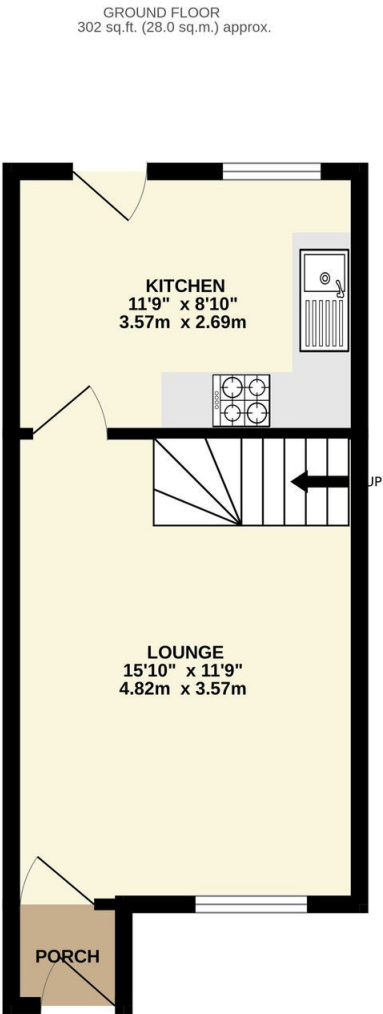
To the front of the property, there is a driveway providing parking for one car and adjacent garden. to the side there is a paved area which could provide additional parking which leads to a lawned rear garden that is enclosed by fence boundaries.

UTILITIES

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



FLOOR PLAN



TOTAL FLOOR AREA: 585 sq.ft. (54.4 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.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2025/2026 is £1,922.74 (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 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		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

