

LAWSON
Estate Agency...Only Better



69 Woodend Road, Woolwell, Plymouth
Plymouth

£225,000

A spacious two double bedroom end-terrace property, situated towards the end of a popular residential cul-de-sac, offering easy access to local amenities. The living accommodation, which is arranged over two levels, comprises an entrance porch, lounge, and a modern fitted kitchen/breakfast room on the ground floor. On the first floor, the landing leads to two double bedrooms and a modern family bathroom.

Externally, there are front and rear gardens, a single garage, and a driveway for two cars.

The property also benefits from PVCu double glazing, gas central heating, and is being offered to the market with no onward chain.

LIVING ACCOMMODATION

Approached through part glazed front door to:

ENTRANCE PORCH

Built in storage cupboard and door to:

LOUNGE

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

KITCHEN/BREAKFAST ROOM

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

FIRST FLOOR LANDING

Doors to all first floor accommodation and access to the loft.

BEDROOM ONE

PVCu double glazed window to the rear and radiator.

BEDROOM TWO

PVCu double glazed window to the front and radiator.

BATHROOM

Matching suite comprising a panelled bath with a mixer tap and shower over, low level WC, pedestal wash hand basin, heated towel rail, built in storage cupboard, part tiled walls, and PVCu double glazed frosted window.

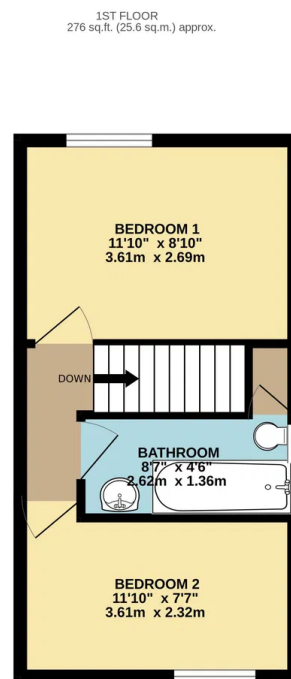
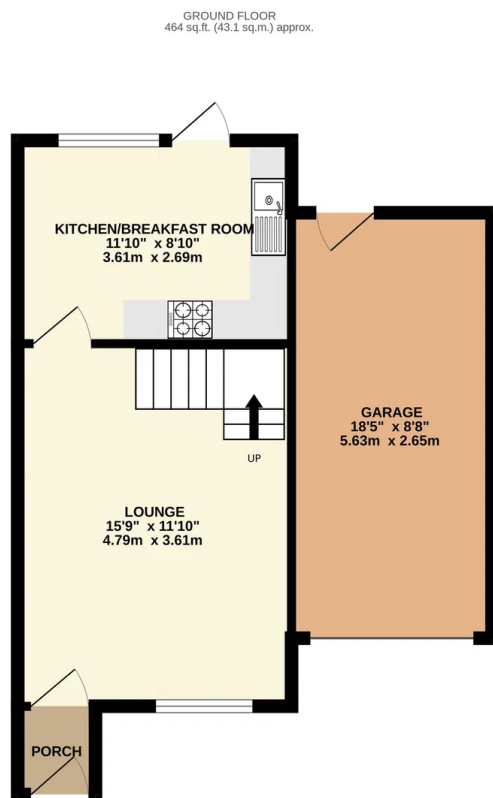
EXTERNALLY

To the front of the property, there is a driveway providing parking for two cars which leads to the garage. To the rear, there is a patio area leading to a lawned garden with a host of established plants and is enclosed by fence boundaries.

GARAGE

Metal up and over door with power and light connected.





TOTAL FLOOR AREA: 740 sq.ft. (68.7 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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UTILITIES

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

OUTGOINGS SOUTH HAMS

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.

ACCOMMODATION

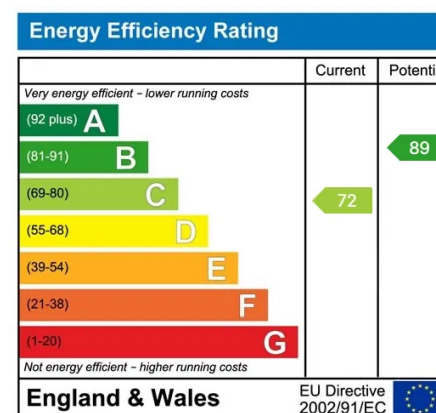
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FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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