



**15 Spring Park, Woolwell, Plymouth, PL6 7SL**  
Plymouth

**£345,000**

A spacious three bedroom detached property situated within this highly sought after residential location offering easy access to local amenities and enjoying moorland views from the rear elevation. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels and comprises; entrance hall, lounge, dining room, modern fitted kitchen/breakfast room, conservatory, cloakroom and utility (formally part of the garage which has been converted) on the ground floor. On the first floor the landing leads to a modern family bathroom and three bedrooms, bedroom one has the benefit of an en-suite shower room. Externally there are well maintained front and rear gardens and driveway for two cars and a garage which has been previously mentioned has been split to create a utility room. 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.

#### 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.

#### OUTGOINGS SOUTH HAMS

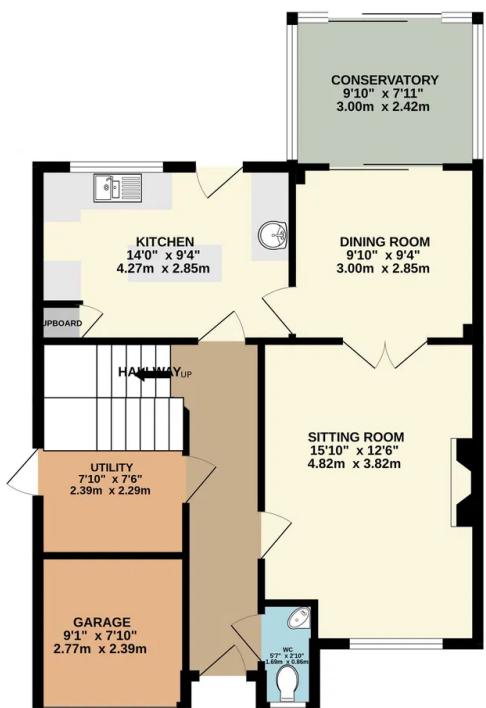
We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2025/2026 is £2472.08 (by internet enquiry with South Hams District Council). These details are subject to change.

#### UTILITIES

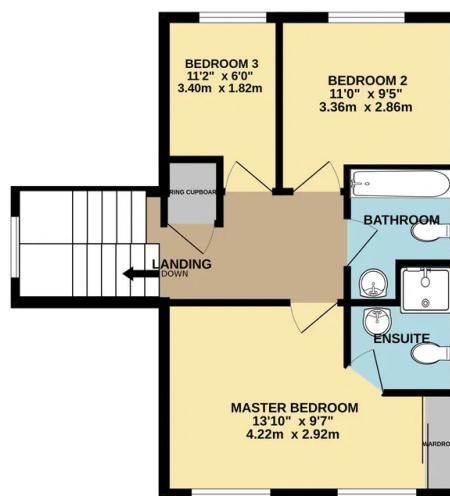
Mains water, gas, electricity and mains drainage, mobile coverage good, broadband connection FTTP available.



GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.7 sq.m.) approx.



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## UTILITIES

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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.

## 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.

## BUYERS INFORMATION

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TOTAL FLOOR AREA: 1144 sq.ft. (106.3 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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