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£325,000 FREEHOLD

A quiet cul-de-sac location, three bedrooms, single garage and driveway, requiring updating and modernisation, spacious accommodation throughout

BIRCH CLOSE, WOOLWELL, PLYMOUTH

EPC – C



PROPERTY DETAILS

Situated in a quiet residential cul-de-sac in Woolwell is this spacious split-level three bed roomed detached property. A single garage and driveway to the front provides off-road parking and a perfectly manicured south-facing garden to the rear. The property has been well looked after and cared for over the years but will require updating and modernisation. The living accommodation is arranged over two levels comprising entrance hall, three bedrooms, bathroom, spacious lounge/dining room, fitted kitchen, conservatory, cloakroom, UPVC double glazing and gas central heating.

COUNCIL TAX BAND – D

UPVC partly glazed front door and obscure side panel to;

ENTRANCE HALL

Approached at first floor level. Tiled flooring, wall mounted fuse box, radiator, coved ceiling, built-in airing cupboard housing the hot water tank, doors lead off the entrance hall providing access to all rooms. Stairs descending to the lower ground floor.

BEDROOM ONE

11'5 plus wardrobe recess x 8'8 (3.51m x 2.70m)

Dado rail, UPVC double glazed leaded window to rear elevation, coved ceiling, radiator, fitted full length sliding wardrobe doors with shelving and hanging.

BEDROOM TWO

9'6 x 8'9 (2.93m x 2.71m)

UPVC double glazed leaded window to rear elevation, radiator, dado rail, coved ceiling.

BEDROOM THREE

8'2 x 7'7 (2.50m x 2.35m)

UPVC double glazed leaded window to front elevation, radiator, dado rail, coved ceiling.

BATHROOM

8'2 x 5'9 (2.50m x 1.79m)

White suite comprising of curved corner bath with traditional telephone bath shower mixer, wall mounted shower and shower attachment, fully tiled walls, pedestal wash hand basin, low level WC, radiator, UPVC double glazed leaded window to side elevation, tiled flooring.

LOWER GROUND FLOOR

Built-in storage cupboard under stairs, radiator. Doors lead off the lower ground floor providing access to all further rooms. Sliding door to;

LOUNGE/DINING ROOM

23'5 x 17'6 narrowing to 8'9 (7.17m x 5.37m narrowing to 2.71m)

Feature fireplace with fitted gas fire and wooden mantle over, dado rail, coved ceiling, 2 radiators, double doors opening from the dining room through to the kitchen, UPVC double glazed leaded window to rear elevation, UPVC sliding patio doors leading to the conservatory.

CLOAKROOM

5'3 x 4'1 (1.63m x 1.25m)

Low level WC, wash hand basin with tiled surround, radiator, built-in storage cupboard with plumbing for a washing machine.

CONSERVATORY

14'8 x 7' (4.53m x 2.13m)

Radiator, tiled flooring, UPVC double glazed windows to front and side elevation, further UPVC double glazed door providing access to the rear garden.

KITCHEN

12'5 x 8'6 (3.82m x 2.62m)

A range of fitted lime washed base and eye level storage cupboards, marble effect worktops, inset single bowl single drainer sink and stainless steel mixer tap, fitted double oven with tiled splashback and 4 ring gas hob with extractor canopy over, space for under counter fridge, space for washing machine, wall mounted boiler providing hot water and central heating, coved ceiling, radiator, double doors opening from the kitchen to the dining room, UPVC double glazed leaded window to side elevation and further UPVC double glazed door providing access to the rear garden.

OUTSIDE

To the front of the property is a paved driveway providing off-road parking and a single garage with an electric up and over door. To the rear of the property is an enclosed south-facing garden, mainly laid to slabs and a pathway leading to a lawned area via five steps and a garden shed to one corner. Steps and a pathway run along the side of the property, giving access from the front of the property to the rear. Useful outside tap.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

WOOLWELL

Woolwell is situated approximately 4 miles from Plymouth City Centre and provides a Tesco Superstore. Adjacent there are a range of shops and within half a mile of a further development of shop units and a Primary School. Woolwell is situated adjacent to the A386 which provides easy access to the city centre to the south and to the north provides access to Dartmoor National Park and many sought after villages for example Clearbrook, Meavy, Yelverton and Buckland Monachorum.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

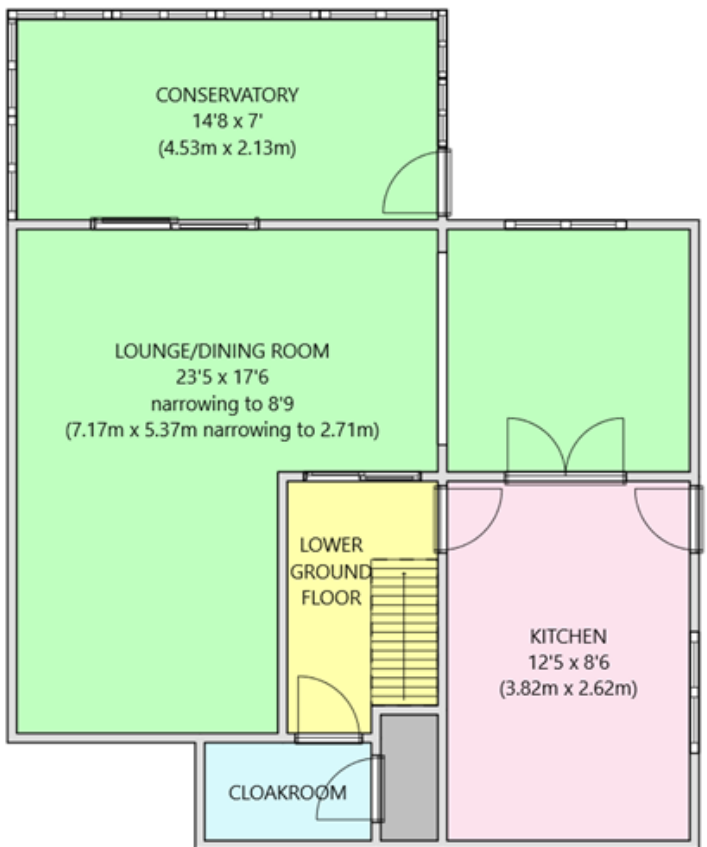
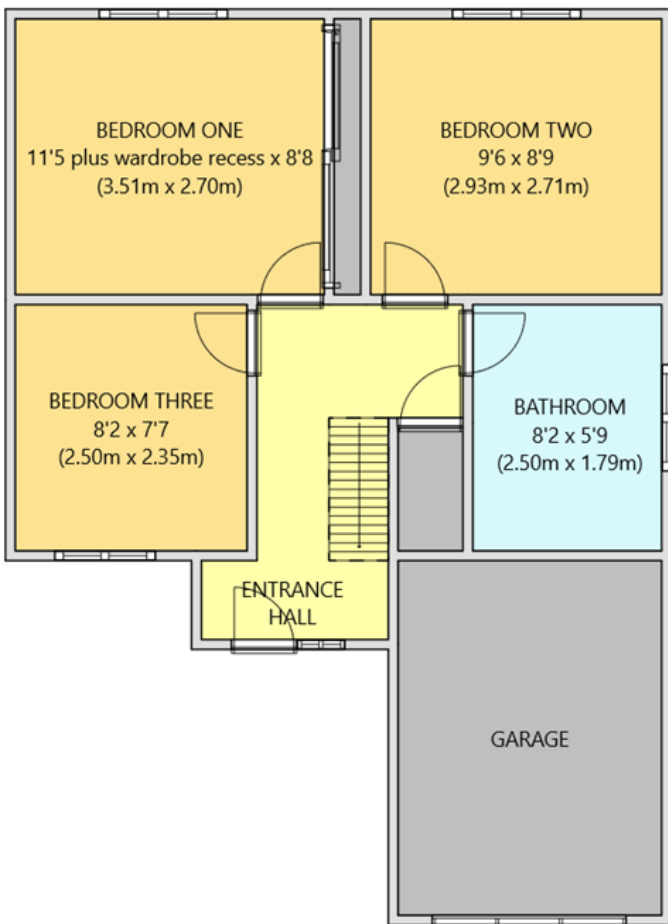
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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