



3 OAKLANDS CLOSE 4-Bed Home on Quiet Cul-De-Sac with Gardens & Parking
OFFERS OVER £375,000 WOOLWELL, PLYMOUTH

MILLER TOWN & COUNTRY
exp UK



- » Light-filled 4 Bedroom Detached Property
- » Located on Quiet Cul-de-sac
- » Dual Aspect Lounge w/ Patio Doors
- » Dual Aspect Kitchen with Access to Garden
- » Property in Excellent Condition Throughout
- » Front & Rear Sunny Gardens
- » Garage Plus Driveway with Parking for 2 Cars
- » Open Plan Kitchen/Diner
- » Burglar Alarm

The Property

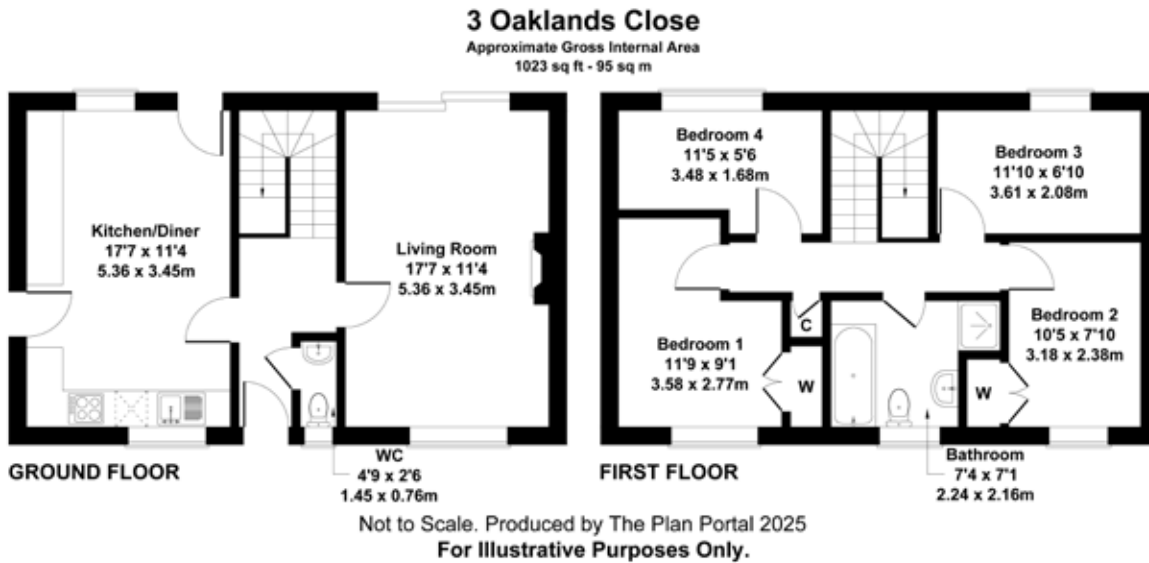
Situated in a quiet cul-de-sac within an easy commute of Derriford Hospital and local amenities, this four-bedroom detached house is in excellent condition with plenty of natural light throughout. After a warm welcome into the hallway with plenty of storage (and the all-important downstairs loo) the property flows into the dual aspect living room, with patio doors overlooking the gardens at the back and windows overlooking the gardens at the front. The kitchen on the other side of the hall offers plenty of worktop and cupboard space as well as room for a dining table, the perfect space for coffee and chat with friends. Upstairs are two double and two single bedrooms, all with plenty of natural light and serviced by the spacious main bathroom complete with bath and separate shower.

Outside

A path leads through the pretty front garden, past lawn and mature plants and borders to the front door. A side gate gives access to the colourful westerly rear garden with soft lawns and patio seating areas, raised flowerbeds and there is a small greenhouse. There is also a driveway with parking for two cars as well as a single garage.







Location

Woolwell is located to the north of Plymouth just within the boundary of South Hams. It is easily commutable by car or bus to Derriford Hospital, Marjons and Plymouth City Centre. There are plenty of local amenities nearby with a small shopping precinct within a short walk. This complex includes a medical centre, takeaways, local shop and community centre, along with two day nurseries and a primary school. The larger supermarkets including Tesco and Lidl are also just up the road. If you like the outdoor life, there are plenty of trails through Plymbridge woods, and Dartmoor National Park is a short drive away.

Agents Note: Vendor is with the O2 network and states that the signal inside the house is good.

KEY INFORMATION

	4 Bedrooms		EPC Rating: C (72)
	1 Bathroom		Council Tax Band: E
	1 Reception Room		Tenure: Freehold
	Garage & Driveway Parking		Broadband: FTTP
	Not Listed		Mobile Signal: Inside limited, Outside likely
	Heating: Gas		Not suitable for wheelchair users
	Utilities: Mains electricity, gas, water & drainage		
	Restrictions: None known		
	Easements, Wayleaves: None known		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: No		
	Planning Permission / Proposed Developments: None known		

Miller Town & Country powered by eXp

01822 617243 | tavistock@millertc.co.uk

www.millertc.co.uk

2 Drake Road, Tavistock
Devon, PL19 0AU



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

CONSUMER PROTECTION FROM
UNFAIR TRADING REGULATIONS 2008:
These particulars are believed to
be correct but their accuracy is not
guaranteed nor do they form part of any
contract.

