

## Contact us

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[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

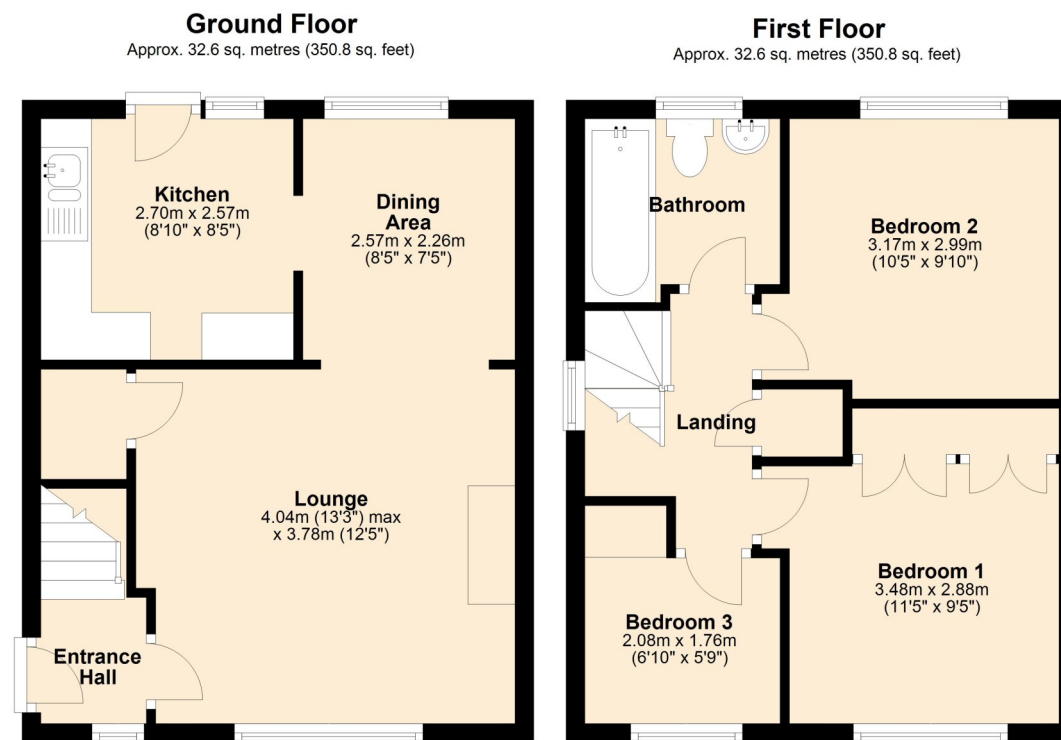
(Central Plymouth Office Only)

Our Property Reference:

11/K/24 5591



## Floor Plans...



PLYMOUTH  
**HOMES** ESTATE AGENTS



**2 Ashtree Close, Woolwell,  
Plymouth, PL6 7RW**

**SEMI DETACHED  
THREE BEDROOMS  
TWO RECEPTIONS  
FRONT & REAR GARDENS  
PRIVATE DRIVEWAY TO  
GARAGE  
NO ONWARD CHAIN**

*We feel you may buy this property because...*  
'Of the popular residential location and having no onward chain.'

**£255,000**

## Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

Energy Efficiency Rating	
Current	Potential
69	85

Very energy efficient - lower running costs  
(92+) A  
(81-91) B  
(69-80) C  
(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  
WWW.EPC4U.COM

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)



**Number of Bedrooms**

Three Bedrooms

**Property Construction**

Cavity Brick Walls

**Heating System**

Gas Central Heating

**Water Meter**

Yes

**Parking**

Driveway and Garage

**Outside Space**

Front And Rear Gardens

**Council Tax Band**

C

**Council Tax Cost 2024/2025**

Full Cost: £1,968.77

Single Person: £1,476.58

**Stamp Duty Liability**

First Time Buyer: Nil

Main Residence: £250

Second Home or Investment

Property: £13,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents and that stamp duty rates will increase on 1st April 2025.

**What3words Location**

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**Flood Risk Summary**

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

**Maximum Broadband Available**

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

**Introducing...**

Offered for sale with no onward chain, this semi-detached home is located within the popular residential of Woolwell. Internally the accommodation offers lounge, dining area, kitchen, three bedrooms and bathroom. Further benefits include double glazing, central heating and externally there is a private driveway to garage and gardens to the front and rear. Plymouth Homes advise an early viewing to avoid disappointment.

**The Accommodation Comprises...****GROUND FLOOR****ENTRANCE**

Entry is via a uPVC part glazed entrance door opening into the entrance hall.

**ENTRANCE HALL**

With double glazed window to the front, stairs rising to the first-floor landing, door into the lounge.

**LOUNGE**

**4.04m (13'3") max x 3.78m (12'5")**

With double glazed window to the front, electric fire set in a feature stone surround, radiator, coving to ceiling, understairs storage cupboard, open plan to the dining area.

**DINING AREA**

**2.57m (8'5") x 2.26m (7'5")**

With double glazed window to the rear, radiator, coving to ceiling, open plan into the kitchen.

**KITCHEN**

**2.70m (8'10") x 2.57m (8'5")**

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge/freezer, washing machine and cooker, double glazed window to the rear, coving to ceiling, uPVC half glazed door opening to the rear garden.

**FIRST FLOOR****LANDING**

With double glazed window to the side, coving to ceiling, access to the loft space, built in airing cupboard housing the hot water cylinder.

**BEDROOM 1**

**3.48m (11'5") x 2.88m (9'5")**

With double glazed window to the front, built in wardrobes, radiator.

**BEDROOM 2**

**3.17m (10'5") x 2.99m (9'10")**

With double glazed window to the rear, radiator, coving to ceiling.

**BEDROOM 3**

**2.08m (6'10") x 1.76m (5'9")**

With double glazed window to the front, radiator, raised storage recess, coving to ceiling.

**BATHROOM**

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, pedestal wash hand basin, low-level WC, tiled splashbacks, shaver point, obscure double-glazed window to the rear, radiator, coving to ceiling.

**OUTSIDE:****FRONT**

The front of the property is approached via a private driveway leading to the main entrance, the garage and a lawned front garden with hedged border and mature tree. To the side of the garage is a gate opening to the rear garden.

**REAR**

The rear opens to a garden measuring **7.56m (24'9") x 6.28m (20'7")**. The garden comprises paved and lawned areas with mature trees and enclosed by wall and fencing.

**GARAGE**

Measuring **5.39m (17'8") x 2.61m (8'6")** with power supply, lighting, up and over garage door and pitched roof space.

