



## Offers In The Region of £157,000

Nestled in a quiet, tucked-away position within the ever-popular Woolwell area, this beautifully presented one-bedroom home has been tastefully refurbished by its current owners and is ideal for first-time buyers, investors, or those seeking a peaceful retreat. The accommodation is smartly arranged over two levels. The ground floor offers a welcoming lounge/diner with ample space for relaxing and entertaining, flowing into a modern kitchen fitted with sleek units and integrated appliances. Upstairs, the spacious double bedroom spans the full width of the property and is served by a stylish, shower room. Outside, the home benefits from a small garden area to the front, complete with a handy storage shed and allocated parking. With its fresh, contemporary décor and quiet location, this turn-key home offers both comfort and convenience. Located in Woolwell, a highly regarded suburb north of Plymouth, residents enjoy easy access to local amenities, woodland walks, and swift commuter routes into the city centre or Dartmoor National Park.

## Corner Brake, Woolwell, PL6 7QP

### Area

Woolwell is a sought-after residential area located on the northern edge of Plymouth, known for its peaceful setting and excellent access to both city amenities and countryside walks. With nearby shops, a supermarket, pharmacy, and local cafés, everyday conveniences are within easy reach. Residents enjoy swift access to the A386 and regular bus services into Plymouth city centre, while nature lovers will appreciate the close proximity to Dartmoor National Park and local woodland trails. The area also boasts well-regarded schools and a strong community atmosphere, making it a well-rounded location for a range of buyers.

### Accommodation Comprises Ground Floor

#### Lounge/Diner

**3.36m x 4.00m (11`0" x 13`1")**

Bright and welcoming with ample space for dining and relaxing; modern décor and front-facing window.

#### Kitchen

**1.60m x 4.00m (5`3" x 13`1")**

Contemporary fitted kitchen with integrated oven, hob, and extractor, plus additional appliance space.

### First Floor

#### Bedroom 1

**5.20m x 3.06m (17`1" x 10`0") max**

Generously sized double room, neutrally decorated with dual aspect windows and space for wardrobes.

#### Shower Room

**1.89m x 1.89m (6`2" x 6`2")**

Modern white suite including corner shower, WC, and basin with stylish tiling and flooring.

### Outside

The home benefits from a small garden area to the front, complete with a handy storage shed.

### Parking

Parking is provided by way of an allocated parking space

### Viewing Arrangements

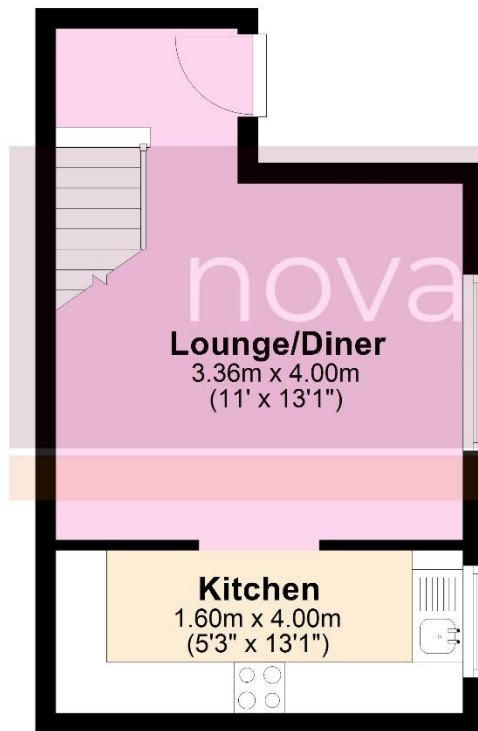
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



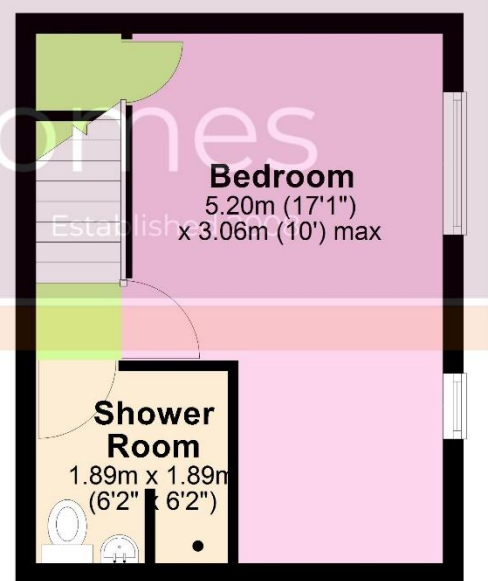




## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(58-68) <b>D</b>		
(49-57) <b>E</b>		
(39-48) <b>F</b>	51	51
(21-38) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

