



2 Campion View

Woolwell, Plymouth, PL6 7TA

£1,700 Per Calendar Month



Available from January 2026 is this lovely detached family home located in the Woolwell district of Plymouth. The accommodation briefly comprises an entrance hall, office/bedroom five with an ensuite wc, good-sized lounge leading to a conservatory, modern fitted kitchen/dining room with built-in appliances and a utility on the ground floor. On the first floor are 4 bedrooms, family bathroom and a new master ensuite. Outside there is a moderate-sized garden to the rear & off-road parking to the front.



CAMPION VIEW, WOOLWELL, PL6 7TA

ACCOMMODATION

Access to the property is gained via a covered entrance with a uPVC part double-glazed entrance door leading into the entrance hall.

ENTRANCE HALL 10'11" x 5'11" (3.35 x 1.82)

Providing access to the ground floor accommodation. Stairs rising to the first floor.

OFFICE/BEDROOM FIVE 12'1" x 7'8" (3.70 x 2.34)

Double-glazed window to the front elevation. Doorway leading to the ensuite wc.

ENSUITE WC 6'2" x 3'6" (1.88 x 1.09)

Fitted with a low level toilet and a corner sink unit. Window to the side elevation.

LOUNGE 15'4" x 12'11" (4.69 x 3.95)

Inset 'Living Flame' gas fire. Double-glazed window to the rear elevation. Sliding doors leading to the conservatory.

CONSERVATORY

uPVC double-glazed windows and doors providing a pleasant outlook and access onto the rear garden.

KITCHEN/DINER 19'1" x 8'2" (5.83 x 2.49)

Range of matching white high gloss eye-level and base units with work surfaces. Inset one-&a-half bowl sink unit. Built-in 4-ring electric hob. Under-counter fridge. Under-counter freezer. Integrated dishwasher. Cupboard concealing the gas boiler. Double-glazed windows to the front and side elevations. Doorway leading to the utility.

UTILITY 4'11" x 8'2" (1.52 x 2.49)

Work surface with sink unit. Space and plumbing for washing machine. Double-glazed patio doors leading out to the rear.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Built-in storage cupboard. Double-glazed window to the side elevation.

BEDROOM ONE 12'4" x 10'1" (3.76 x 3.08)

Double-glazed window. Fitted wardrobe. Doorway leading to the ensuite shower room.

ENSUITE SHOWER ROOM 9'1" x 5'6" at widest points (2.77 x 1.68 at widest points)

A newly-fitted ensuite comprising a corner shower cubicle, sink unit and a low level toilet. Vertical towel rail/radiator. Obscured double-glazed window to the side elevation.

BEDROOM TWO 9'4" x 10'1" (2.86 x 3.08)

Double-glazed window to the rear elevation. Fitted wardrobe.

BEDROOM THREE 8'11" x 8'2" at widest points (2.72 x 2.51 at widest points)

Double-glazed window to the front elevation. Built-in storage.

BEDROOM FOUR 7'7" x 8'3" at a height of 4'11" (2.33 x 2.54 at a height of 1.5m)

Sloping ceiling to the front elevation. Fitted wardrobe.

BATHROOM 7'6" x 5'11" at a height of 4'11" (2.29 x 1.82 at a height of 1.5m)

Sloping ceiling with a Velux-style window to the front elevation. Comprising a panel, low level toilet and a sink unit.

OUTSIDE

To the front of the property there is off-road parking for 2 vehicles together with a lawned and planted garden with mature shrubs and bushes. A path leads down the side of the property through to the rear garden, which is enclosed and mainly laid to lawn. There is a patio area and space for a timber shed.

COUNCIL TAX

South Hams District Council
Council tax band D

Rental holding deposit

The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

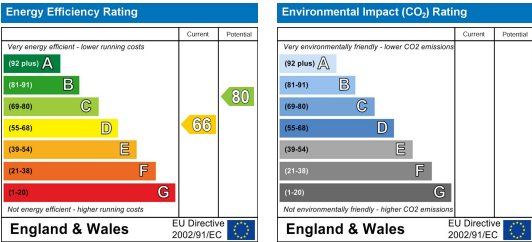
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.