



Bowers Park Drive, Woolwell, Plymouth

OIRO £210,000



Key Features

- Quiet cul-de-sac location
- Two double bedrooms
- Spacious living room
- Modern fitted kitchen
- Driveway
- Convenient access to local amenities
- EPC rating C
- Freehold
- Council tax band D





Situated in a quiet cul-de-sac within the popular residential area of Woolwell, this two-bedroom semi-detached property offers an excellent opportunity for buyers looking to put their own stamp on a home.

The accommodation comprises an entrance hall leading into a comfortable living room, with a modern fitted kitchen situated to the rear of the property. The kitchen is well-appointed with a range of contemporary wall and base units, generous worktop space, an integrated oven, gas hob and extractor hood, and benefits from excellent natural light and views over the rear garden, with direct access outside.

Upstairs, the property offers two well-proportioned double bedrooms and a family bathroom fitted with a bath and shower over. Externally, the property benefits from a private garden and a driveway providing off-road parking. The property is located on a street that enjoys fantastic views towards Dartmoor, with the moors just a short distance away, offering an abundance of scenic walking routes.

The property would make an ideal option for first-time buyers, investors, or anyone seeking a project with scope to add value. Conveniently located close to local amenities, schools, nurseries and transport links, the property also benefits from easy access to the nearby Tesco Extra.

Combining a sought-after location, beautiful surrounding countryside, and excellent local amenities, this home presents a fantastic opportunity in one of Plymouth's most desirable areas.

Woolwell is a popular residential area located on the northern edge of Plymouth, with convenient access to the city centre. The area is particularly attractive to families and professionals, benefiting from a range of local amenities including shops, supermarkets, schools, healthcare facilities, and leisure opportunities.

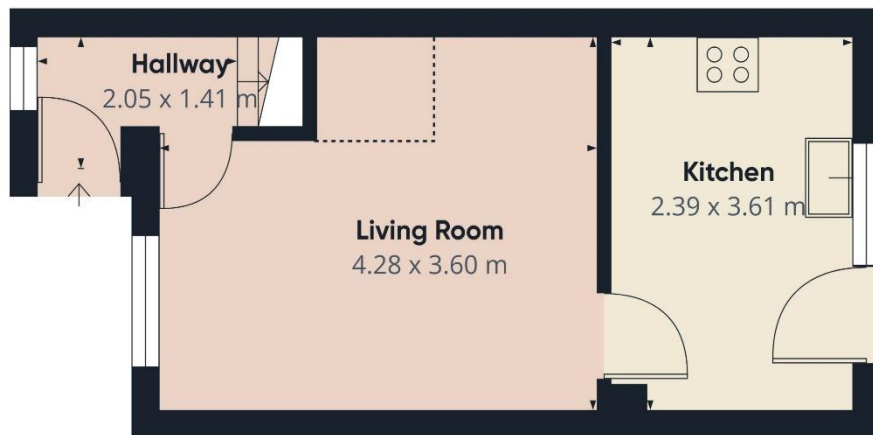
Surrounded by green spaces and close to the picturesque Dartmoor, Woolwell provides excellent opportunities for outdoor recreation while remaining well connected to Plymouth and the A38, making it ideal for commuters. The area is served by regular public transport links and enjoys easy access to nearby employment centres and retail parks.

Known for its community feel and practical location, Woolwell continues to be a sought-after area for those looking to enjoy a quieter residential setting without sacrificing convenience.

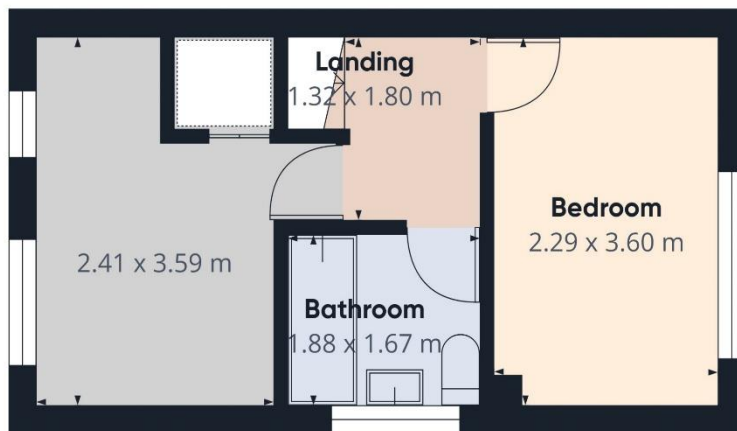
Council tax band: D

EPC rating: C

Tenure: Freehold



Floor 0



Floor 1

Approximate total area⁽¹⁾

47.5 m²

Reduced headroom

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Disclaimer

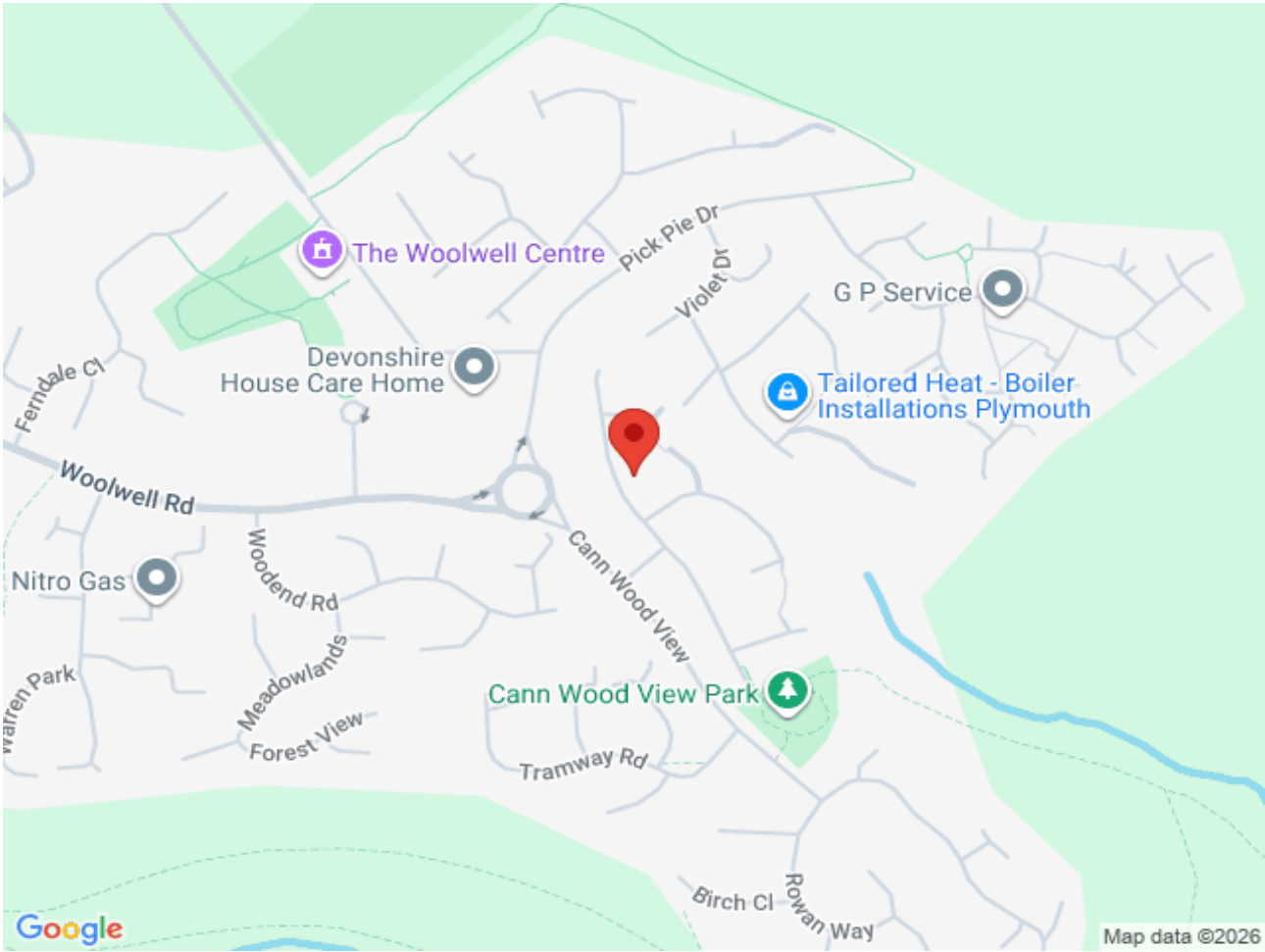
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If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Anti-money laundering regulations

In line with Anti-Money Laundering regulations, all prospective purchasers will be required to provide valid identification and proof of funds at the point a sale is agreed. Please note that a fee of £50 per applicant is payable for the verification of identification.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Northwood Plymouth Limited
22 Sutton Road
Plymouth
PL4 0HN
01752 674 404
plymouth@northwooduk.com

