



## 9 New Wood Close

Woolwell, Plymouth, PL6 7SD

Offers Over £210,000



A lovely end-terraced 2 bedroom family home located in Woolwell. The property briefly comprises an entrance hall, lounge, dining area, kitchen, 2 bedrooms & a bathroom. Externally there is a rear garden with a large decked seating area & 2 allocated car parking spaces. The property has the benefit of uPVC double-glazing & gas central heating.



## NEW WOOD CLOSE, WOOLWELL, PLYMOUTH, PL6 7SD

### ACCOMMODATION

Entrance via a uPVC double-glazed door which opens into the entrance hall.

### ENTRANCE HALL

Wooden door with glass panel opens into the lounge.

### LOUNGE 13'4" x 10'9" maximum (4.08m x 3.29m maximum)

uPVC double-glazed window to the front. Grey wood effect LVT flooring. Door to storage cupboard leading underneath the stairs. Position for wall mounted TV. Room opens into the dining area.

### DINING AREA 8'8" x 6'11" (2.66m x 2.13m)

Grey wood effect LVT flooring. Ample space for dining table. uPVC double-glazed French doors open out to the rear garden. Curved arch opens into the kitchen.

### KITCHEN 9'1" x 6'6" (2.78m x 2m)

Attractive matching base & wall mounted units to include fitted twin oven. Spaces for a washing machine & American fridge/freezer with plumbing behind. Roll edge laminate worktop has inset 4 ring gas hob with filter hood over & sink unit with mixer tap. Brick-style light grey splash-back. uPVC double-glazed window to the rear. Grey wood effect LVT flooring.

### FIRST FLOOR LANDING 6'4" x 6'1" (1.94m x 1.87m)

Doors lead to the bedrooms, bathroom & airing cupboard which is shelved. Access hatch to roof void where the Worcester combination boiler is stationed.

### BEDROOM ONE 10'7" narrowing to 5'6" x 13'10" narrowing to 10'8" (3.25m narrowing to 1.7m x 4.22m narrowing to 3.27m)

Two uPVC double-glazed windows to the front. Position for a wall mounted TV. Sliding doors open to a wardrobe with hanging rail & shelving.

### BEDROOM TWO 9'7" x 7'4" (2.93m x 2.26m)

uPVC double-glazed window to the rear overlooking the garden.

### BATHROOM 6'1" x 5'5" (1.86m x 1.67m)

Attractive matching white suite consisting of a panelled bath with electric Tritan shower over, close coupled wc & wash hand basin inset into white high gloss vanity storage cupboard below. Part-tiled walls. Heated towel rail. Obscured uPVC double-glazed window to the rear. Grey wood effect vinyl flooring.

### OUTSIDE

The property is approached via a path with stone chippings on both side, with some inset shrubs. Two allocated parking spaces.

### GARDEN

To the rear an enclosed garden which consists of a large decked seating area. Side access. A couple of steps lead down to a section of lawn & stone chippings to one corner.

### COUNCIL TAX

South Hams

Council Tax Band: B

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

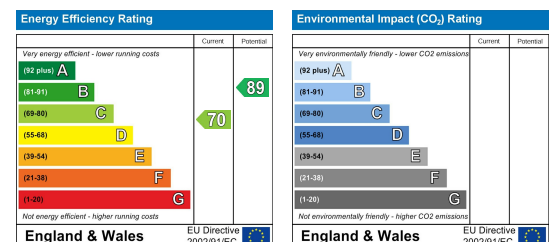
## Area Map



## Floor Plans



## Energy Efficiency Graph



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