



47 The Heathers

Woolwell, Plymouth, PL6 7QS

£700,000



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THE HEATHERS, WOOLWELL, PLYMOUTH, PL6 7QS

LOCATION

Found in this popular established residential area of Woolwell with a good variety of local services & amenities to hand. There is convenient access into the city & close by connection to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

STORM PORCH

Running across the front.

LOBBY

7'9 x 2'10 (2.36m x 0.86m)

HALL

14' x 6'5 (4.27m x 1.96m)

Staircase to the first floor.

KITCHEN

23'2 x 7'9 in part 17'6 maximum (7.06m x 2.36m in part 5.33m maximum)

Fitted with an excellent range of integrated appliances including an upright fridge, upright freezer, 3 Smeg ovens & the central oven incorporating a microwave with hot drawer under. A large granite covered central island with under-mounted 1.5 bowl sink unit with Franke hot water tap. Boiler servicing the main part of the house.

DAY LOUNGE

20' x 11'1 (6.10m x 3.38m)

Window to the front. Juliette balcony with far reaching views to the rear. Feature fireplace.

WEEKEND LOUNGE

20'6 x 20'2 (6.25m x 6.15m)

Two wide picture windows to the front. Two windows/courtesy door to the rear with Juliette balcony & far reaching views. Door to;

UTILITY ROOM

9' x 8'3 maximum (2.74m x 2.51m maximum)

To the rear a sink unit. Spaces suitable for a washing machine & tumble-dryer. From the front lobby into office/annexe accommodation.

ROOM ONE

9'8 x 9'8 (2.95m x 2.95m)

Window overlooking drive. Doors leading to;

ROOM TWO

9'8 x 8'2 (2.95m x 2.49m)

Windows to the side & rear overlooking the garden.

ROOM THREE

17'4 x 8'2 (5.28m x 2.49m)

Windows to the drive & rear.

WC

8'7 x 2'11 (2.62m x 0.89m)

Wash hand basin & wc.

FIRST FLOOR

LANDING

14'3 x 6'3 (4.34m x 1.91m)

Incorporating airing cupboard with Gledhill Stainlesslite hot water tank.

DRESSING ROOM

8'3 x 5'9 (2.51m x 1.75m)

Access into;

MASTER BEDROOM

18'1 x 15'11 maximum (5.51m x 4.85m maximum)

Two feet deep built-in wardrobes across one end. Two wide picture windows to the rear enjoying far reaching views. Door to;

EN-SUITE BATHROOM

12'2 x 4'7 (3.71m x 1.40m)

Quality suite with bath, separate large shower, wc and His & Hers wash hand basins.

BEDROOM TWO

12'1 x 11'1 floor area (3.68m x 3.38m floor area)

Two feet deep built-in wardrobes to one end. Window to the rear with long views.

BEDROOM THREE

11'3 x 11'3 (3.43m x 3.43m)

Wardrobes. Window to the rear with long views.

BEDROOM FOUR

11'2 x 8'6 (3.40m x 2.59m)

Window to the rear with long views. Built-in wardrobe.

FAMILY BATHROOM

11'8 x 8'4 maximum (3.56m x 2.54m maximum)

Windows to the side & rear. Quality suite with large separate shower, wash hand basin, corner wc & oval panelled bath with shower mixer & handheld spray.

EXTERNALLY

Private drive with space for up to 9 vehicles. Extensive wrap around landscaped southerly facing side & rear gardens. Landscaped with extensive ground works. Extensive patio areas ideal for alfresco entertaining. Steps down to other areas: two level lawns, further patio & wisteria covered trellis.

GARAGE

16'3 x 12'7 (4.95m x 3.84m)

Remote controlled roll up door. Access to the loft over, which houses the 2nd gas fired boiler servicing the extension.

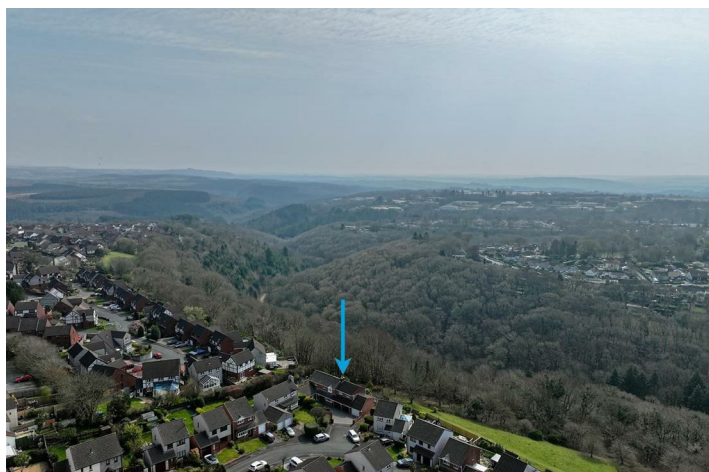
COUNCIL TAX

South Hams

Council Tax Band: D

SERVICES

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



Road Map



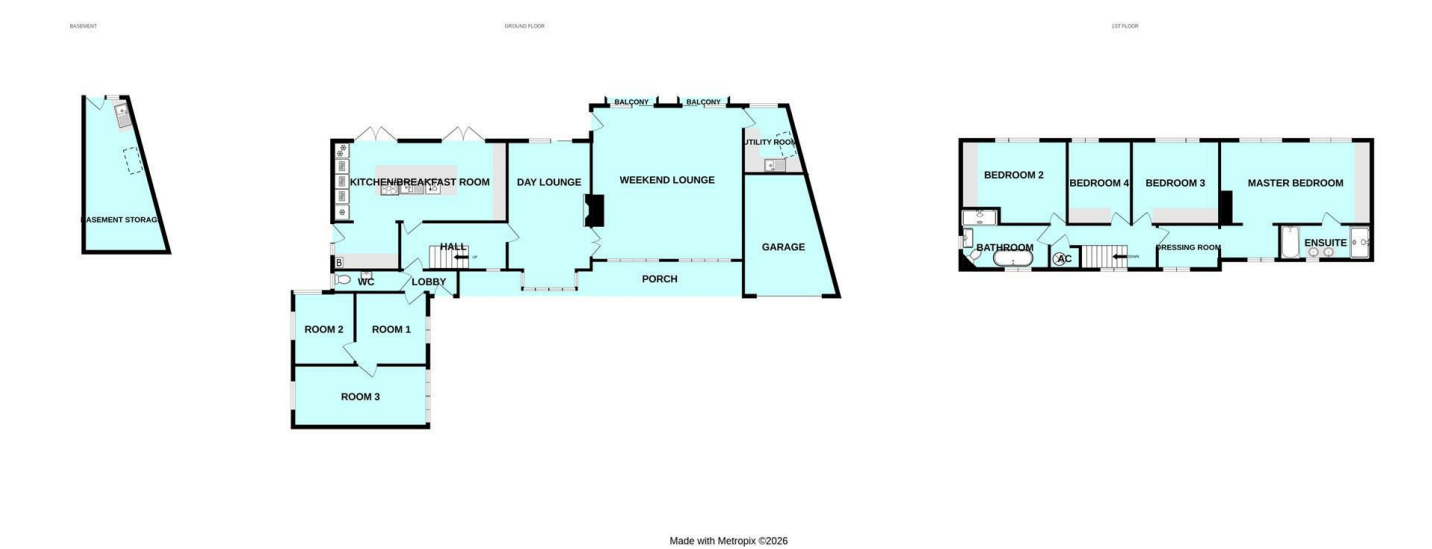
Hybrid Map



Terrain Map



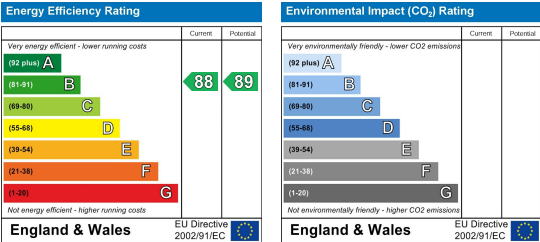
Floor Plan



Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.