6 Forresters Drive, Woolwell, Plymouth PL6 7QA

£320,000

Plymouth

An extended three bedroom semi-detached property situated in a popular cul-de-sac offering easy access to amenities standing on a level south facing plot. The living accommodation which is well presented throughout in tasteful neutral colours and is arranged over two levels and comprises; entrance porch, entrance hall, lounge, superb modern fitted kitchen/diner with integrated appliances, cloakroom and a garden room/study on the ground floor. On the first floor the landing leads to a modern family bathroom and three good size bedrooms. Bedroom two was originally two rooms and could be separated again if a fourth bedroom is required.

Externally there is a low maintenance garden at the front and a level south facing garden at the rear. A good size garage and a driveway for two cars. The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this lovely family home.

WOOLWELL

Woolwell is a suburb, four miles north from the city of Plymouth, located just outside the city boundary in the district of South Hams with excellent access to Plymbridge Woods and Dartmoor National Park. The area boasts an excellent Primary School, two day-nurseries, a Medical Centre and a Community Centre, which has many function rooms, a small café and is at the heart of the community, holding various events throughout the year. There is also a small complex of six retail outlets, containing four takeaway restaurants and a hairdresser. A large Tesco Extra store is situated on the western boundary of Woolwell, with a recently built Lidl store opposite. There are three playgrounds situated throughout Woolwell, which are an asset to the local families with children, as is the local Scout group. There is a regular bus service, in addition to a very useful park and ride located half a mile away with direct links to Derriford Hospital and Plymouth city centre. Within a few minutes' drive are; Dartmoor National Park, Yelverton Golf Club and Buckland Abbey, the historic home of Sir Francis Drake

OUTGOINGS SOUTH HAMS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2025/2026 is £2197.41 (by internet enquiry with South Hams District Council). These details are subject to change.

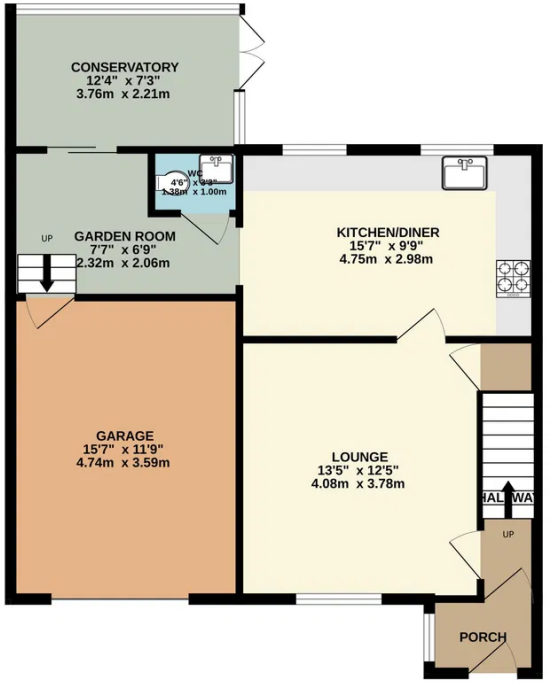
UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage good, broadband connection FTTP available.

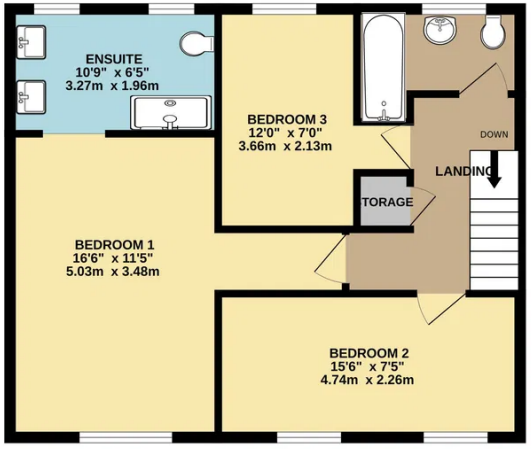
BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete

GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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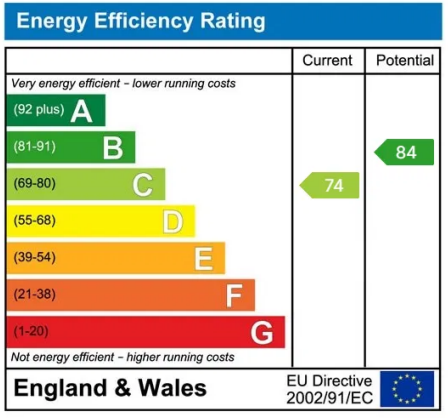

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ACCOMMODATION
Reference made to any fixture, fittings, appliances or any of the
building services does not imply that they are in working order or
have been tested by us. Purchasers should establish the suitability
and working condition of these items and services themselves.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES
These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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Lawson Property

3-5 Woolwell Crescent Plymouth Devon PL6 7RB

01752 791333

plymouth@lawsonproperty.co.uk

https://lawsonproperty.co.uk/

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