



**LAWSON**  
Estate Agency...Only Better



**19 Meadowlands, Woolwell, Plymouth, PL6 7RR**  
Plymouth

**£500,000**

## FULL DESCRIPTION

A spectacular four-bedroom detached home situated at the end of this popular cul-de-sac, occupying a particularly well-proportioned plot with a private garden and scenic woodland backdrop.

To the front, a double-width driveway provides ample off-road parking and leads to the garage and front door, with a side gate offering pedestrian access to the rear garden. The rear garden is a standout feature of the property, enjoying a high degree of privacy and enclosed by fence and hedge boundaries. It includes a decked sun terrace, ideal for outdoor entertaining.

Internally, the accommodation is well proportioned and presented in neutral tones throughout. A new front door opens into a welcoming entrance hall with doors leading to the cloakroom, dining room/study, kitchen and living room. A full-width family room extension is accessed via double doors from the kitchen and dining room, as well as bi-fold doors from the living room, creating an excellent flow of living space.

Upstairs, the landing leads to four bedrooms, one of which is currently arranged as a dressing room to the principal bedroom, which also benefits from a modern en-suite shower room. The family bathroom completes the first floor and has recently been refitted with a contemporary white suite.

This is a truly excellent family home in a wonderful setting, further benefiting from gas central heating and recently installed PVCu double glazing. The property is offered to the market with no onward chain.

## WOOLWELL

Woolwell is a popular suburb just four miles north of Plymouth, located within the South Hams district. It offers excellent access to Plymbridge Woods and Dartmoor National Park, making it ideal for those who enjoy the outdoors.

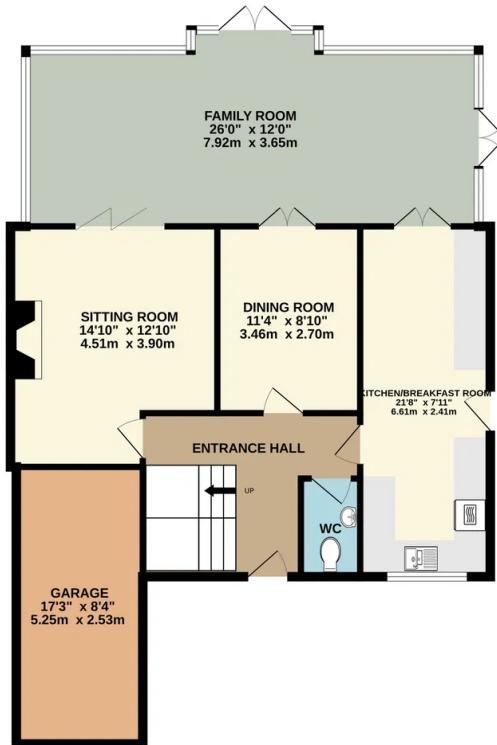
The area is well-served with amenities, including a highly regarded primary school, Bickleigh Down Church of England, two nurseries, a Medical Centre, and a Community Centre with function rooms, a café, and year-round events. Local shops include a small retail complex with takeaways and a hairdresser, alongside a large Tesco Extra and a Lidl.

Families benefit from two play parks, and a friendly community-focused atmosphere. Transport links are strong, with a regular bus service and a park-and-ride nearby offering direct access to Derriford Hospital and Plymouth city centre.

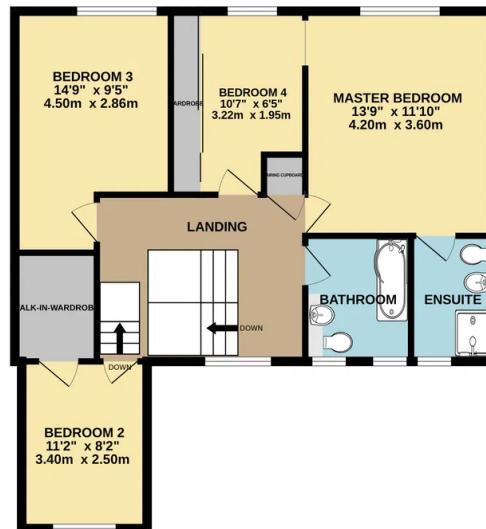
Within minutes' drive, residents can explore Dartmoor, play at Yelverton Golf Club, or visit Buckland Abbey, the historic home of Sir Francis Drake. Woolwell combines convenient living with access to nature, making it a highly desirable area.



GROUND FLOOR  
1037 sq.ft. (96.3 sq.m.) approx.



1ST FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



## UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection FTTC.

## OUTGOINGS SOUTH HAMS

We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2025/2026 is £3,021.42 (by internet enquiry with South Hams District Council). These details are subject to change.

## 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.

## 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. Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that:- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

TOTAL FLOOR AREA : 1766 sq.ft. (164.1 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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