

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

**North Plymouth and
Residential Lettings Office**

56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

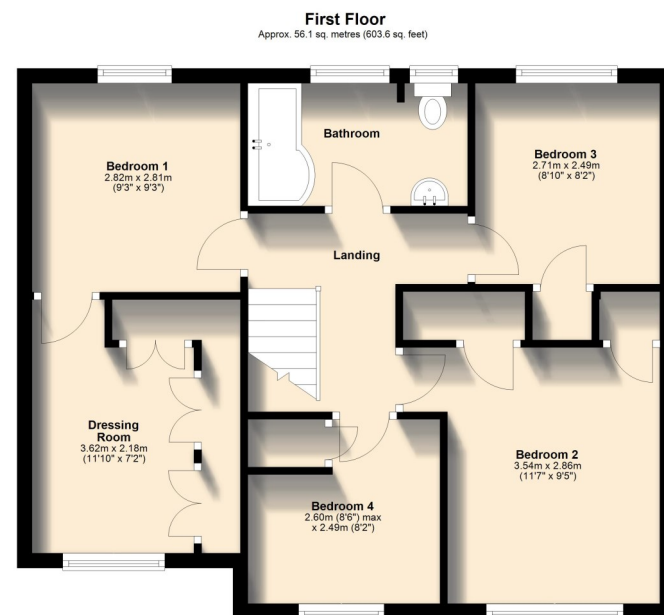
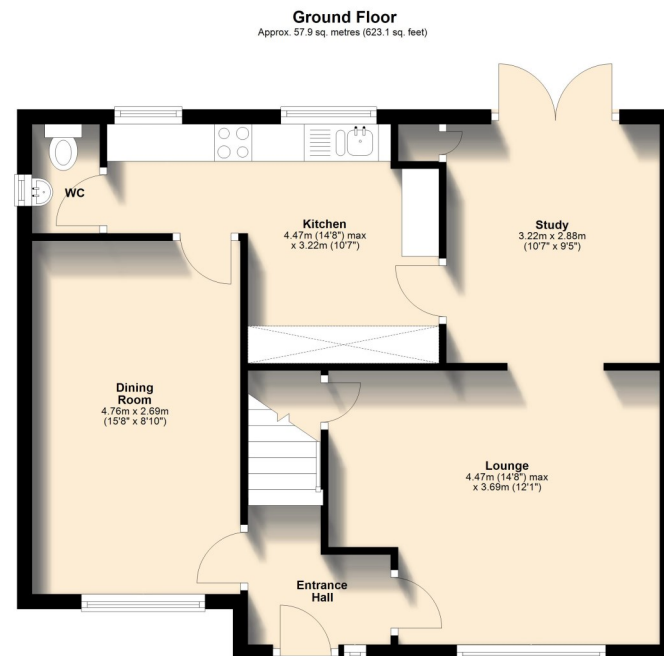
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

01/D/26 5919

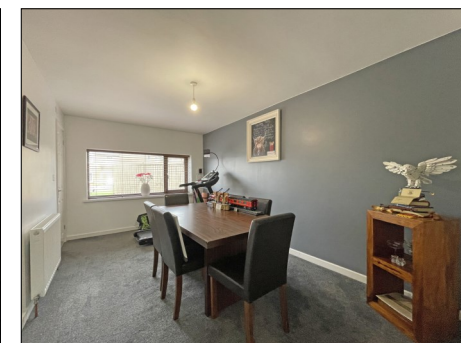


Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH HOMES

ESTATE AGENTS



**FOUR BEDROOMS
EXTENDED
ACCOMMODATION
LEVEL REAR GARDEN
OFF ROAD PARKING
MODERN KITCHEN
LARGE BATHROOM
DOUBLE GLAZING**

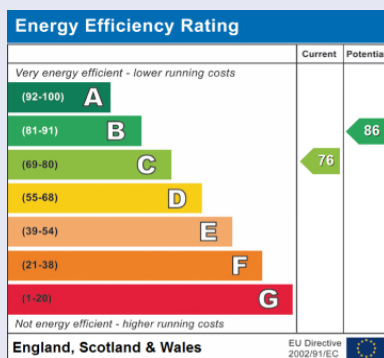
**12 New Wood Close, Woolwell,
Plymouth, PL6 7SD**

We feel you may buy this property because...

‘This spacious family home is positioned towards the head of a cul de sac and offers extended accommodation, to include four bedrooms.’

£350,000

www.plymouthhomes.co.uk



Number of Bedrooms
Four Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway

Outside Space
Enclosed Garden

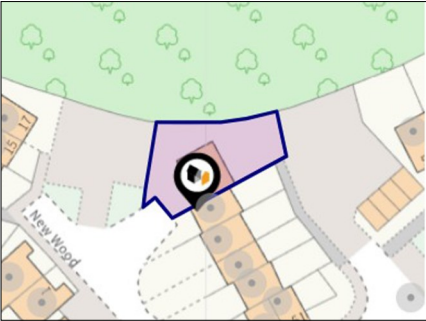
Council Tax Band
C

Council Tax Cost 2026/2027
Full Cost: £2,301.73
Single Person: £1,726.30

Stamp Duty Liability
First Time Buyer: £2,500
Main Residence: £7,500
Home or Investment
Property: £25,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing...

This well presented family home has been extended to offer a spacious family home. The accommodation comprises: entrance hall, lounge, study area, modern fitted kitchen, downstairs wc, separate dining room, master bedroom with a large dressing room, three further bedrooms and a large family bathroom. Externally the property has a large level rear garden and a brick paved driveway providing off road parking to the front. Positioned a the head of a cul de sac and siding onto established trees, Plymouth Homes highly recommend this comfortable family home.

The Accommodation Comprises...

GROUND FLOOR

Entrance door opening to:

ENTRANCE HALL

Double glazed window to the front, stairs to the first floor landing.

LOUNGE

4.47m (14’8”) max x 3.69m (12’1”)

Double glazed window to the front, radiator, understairs storage cupboard, open plan to:

STUDY AREA

3.22m (10’7”) x 2.88m (9’5”)

Double glazed twin doors opening to the rear garden, storage cupboard, door to:

KITCHEN

4.47m (14’8”) max x 3.22m (10’7”)

Impressive kitchen fitted with a matching range of modern base and eye level units with worktop space above, 1+1/2 bowl composite sink unit with a single drainer and mixer tap, electric oven with a four ring ceramic hob and cooker hood above, glass splashback, built-in microwave, two double glazed windows to the rear, recessed spotlights, concealed gas combination boiler serving the heating system and domestic hot water, door to:

CLOAKROOM

Frosted double glazed window to the side, wash hand basin, low-level WC, tiled walls.



DINING ROOM

4.76m (15’8”) x 2.69m (8’10”)

Double glazed window to the front, radiator, door to the kitchen and entrance hall.

FIRST FLOOR

LANDING

Access to the loft.

BEDROOM 1

2.82m (9'3") x 2.81m (9'3")

Double glazed window to the rear, recessed spotlights, door to:

DRESSING ROOM

3.62m (11'10") x 2.18m (7'2")

Double glazed window to the front, radiator, recessed spotlights, built in wardrobes to two walls.

BEDROOM 2

3.54m (11'7") x 2.86m (9'5")

Double glazed window to the front, two built-in wardrobes, radiator.

BEDROOM 3

2.71m (8'10") x 2.49m (8'2")

Double glazed window to the rear, built-in double, radiator.

BEDROOM 4

2.60m (8'6") max x 2.49m (8'2")

Double glazed window to the front, radiator, over-stairs storage cupboard.



BATHROOM

Large bathroom with a suite comprising a ‘P’ shape bath with independent shower (with an overhead rain and adjustable height shower head) and screen, vanity wash hand basin, low-level WC, part tiled walls, heated towel rail, shaver point and light, 2 frosted double glazed windows to the rear, recessed spotlights.

OUTSIDE

FRONT

Brick paved driveway providing off road parking, gate to the rear garden.

REAR

11.3m (37') x 10.4m (34') plus side area

Good size rear garden siding onto established trees, mainly laid to lawn with a large decked seating area. The garden is enclosed by fencing with a side access gate and paved patio area, timber garden shed, raised display borders, outside water tap.

