



71 Church Park Road, Woolwell, Plymouth
Plymouth

£180,000

A two bedroom mid terrace property, situated towards the ends of a popular residential cul-de-sac, offering easy access to local amenities and enjoying far-reaching countryside views from the rear elevation. The living accommodation, which is arranged over two levels, comprises entrance hall, open plan lounge/diner and a kitchen on the ground floor. On the first floor landing leads to two bedrooms and a family bathroom. Externally there are level front and rear gardens and one allocated parking space. Property also benefits from PVCu double glazing and gas central heating.

The living accommodation

Approached through PVCu double glazed front door to.

ENTRANCE HALL

Stairs to first floor, door to.

LOUNGE/DINER

Open plan, PVCu double glazed window to front, PVCu double glazed door to rear garden, radiator, access to.

KITCHEN

Roll edged work surfaces with cupboards and drawers under and matching wall units, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, electric cooker point, wall mounted gas boiler which serves domestic hot water and central heating system, PVCu double glazed window to rear.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft, built-in storage cupboard.

BEDROOM ONE

Two PVCu double glazed windows to the front, built-in storage cupboard, built-in wardrobe, radiator.

BEDROOM TWO

PVCu double glazed window to the front, enjoying far-reaching views, radiator.

BATHROOM

Matching suite comprising panel bath with Myra electric shower over, low level w.c, pedestal wash hand basin, fully tiled walls, radiator.

EXTERNALLY

Front - path leads to front door with adjacent lawned garden.

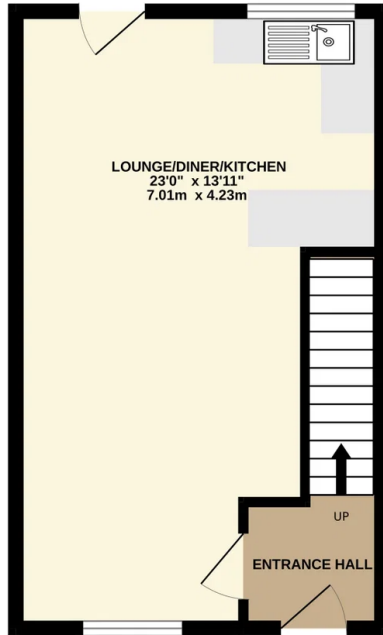
Rear - paved area leads to a level lawned garden enclosed by fenced and hedge boundaries.

PARKING

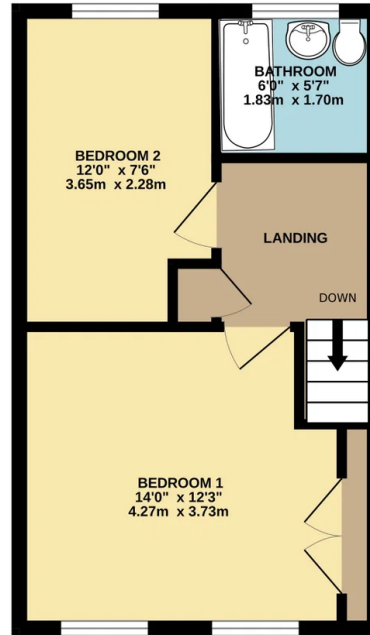
One allocated parking space.



GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.

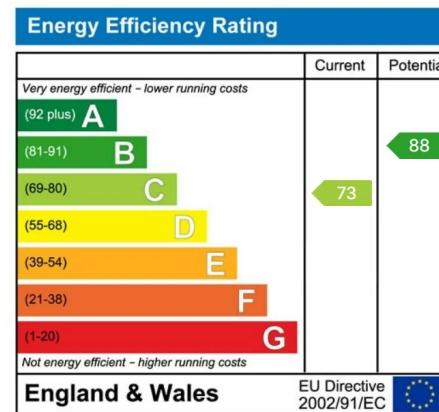


1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA - 641 sq.ft. (59.6 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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OUTGOINGS SOUTH HAMS

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2026/2027 is £2014.02 (by internet enquiry with South Hams District Council). These details are subject to change.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage xxx, broadband connection xxx

SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

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

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