



9 New Wood Close

Woolwell, Plymouth, PL6 7SD

£225,000



A lovely end-terraced 2 bedroom family home located in Woolwell. The property briefly comprises an entrance hall, lounge, dining area, kitchen, 2 bedrooms & a bathroom. Externally there is a rear garden with a large decked seating area & 2 allocated car parking spaces. The property has the benefit of uPVC double-glazing & gas central heating.



NEW WOOD CLOSE, WOOLWELL, PLYMOUTH, PL6 7SD

ACCOMMODATION

Entrance via a uPVC double-glazed door which opens into the entrance hall.

ENTRANCE HALL

Wooden door with glass panel opens into the lounge.

LOUNGE 13'4" x 10'9" maximum (4.08m x 3.29m maximum)

uPVC double-glazed window to the front. Grey wood effect LVT flooring. Door to storage cupboard leading underneath the stairs. Position for wall mounted TV. Room opens into the dining area.

DINING AREA 8'8" x 6'11" (2.66m x 2.13m)

Grey wood effect LVT flooring. Ample space for dining table. uPVC double-glazed French doors open out to the rear garden. Curved arch opens into the kitchen.

KITCHEN 9'1" x 6'6" (2.78m x 2m)

Attractive matching base & wall mounted units to include fitted twin oven. Spaces for a washing machine & American fridge/freezer with plumbing behind. Roll edge laminate worktop has inset 4 ring gas hob with filter hood over & sink unit with mixer tap. Brick-style light grey splash-back. uPVC double-glazed window to the rear. Grey wood effect LVT flooring.

FIRST FLOOR LANDING 6'4" x 6'1" (1.94m x 1.87m)

Doors lead to the bedrooms, bathroom & airing cupboard which is shelved. Access hatch to roof void where the Worcester combination boiler is stationed.

BEDROOM ONE 10'7" narrowing to 5'6" x 13'10" narrowing to 10'8" (3.25m narrowing to 1.7m x 4.22m narrowing to 3.27m)

Two uPVC double-glazed windows to the front. Position for a wall mounted TV. Sliding doors open to a wardrobe with hanging rail & shelving.

BEDROOM TWO 9'7" x 7'4" (2.93m x 2.26m)

uPVC double-glazed window to the rear overlooking the garden.

BATHROOM 6'1" x 5'5" (1.86m x 1.67m)

Attractive matching white suite consisting of a panelled bath with electric Tritan shower over, close coupled wc & wash hand basin inset into white high gloss vanity storage cupboard below. Part-tiled walls. Heated towel rail. Obscured uPVC double-glazed window to the rear. Grey wood effect vinyl flooring.

OUTSIDE

The property is approached via a path with stone chippings on both side, with some inset shrubs. Two allocated parking spaces.

GARDEN

To the rear an enclosed garden which consists of a large decked seating area. Side access. A couple of steps lead down to a section of lawn & stone chippings to one corner.

COUNCIL TAX

South Hams

Council Tax Band: B

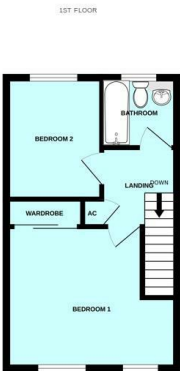
SERVICES

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

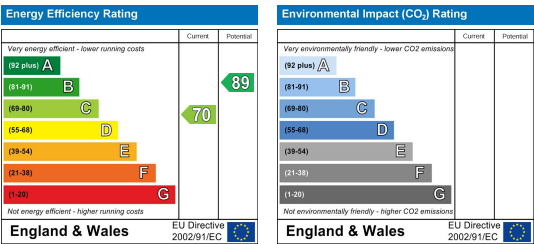
Area Map



Floor Plans



Energy Efficiency Graph



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