



19 Rockwood Road, Woolwell, Plymouth
Plymouth

£320,000

A spacious four bedroom end terrace property occupying a generous corner plot which backs onto woodland situated in this highly sought after cul-de-sac offering easy access to local amenities. The living accommodation which is arranged over three levels comprises entrance hall, lounge, modern fitted kitchen/diner and conservatory on the ground floor. On the first floor the landing leads to three bedrooms and a family bathroom and at the top floor there is a loft room/fourth bedroom.

Externally, there are front, rear and side gardens, a workshop with power connected, a single garage and driveway. The property also benefits from PVCu double glazing and gas central heating and is being offered to the market with no onward chain. An internal viewing is highly recommended to truly appreciate this wonderful 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.

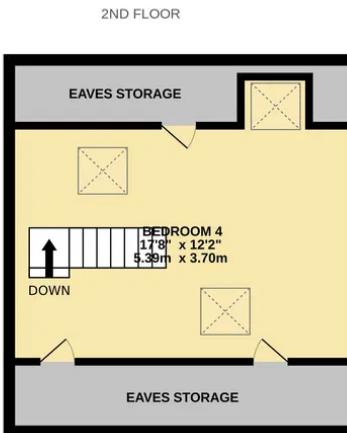
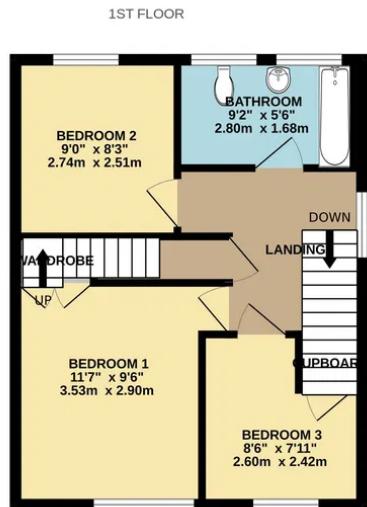
OUTGOINGS SOUTH HAMS

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.





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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

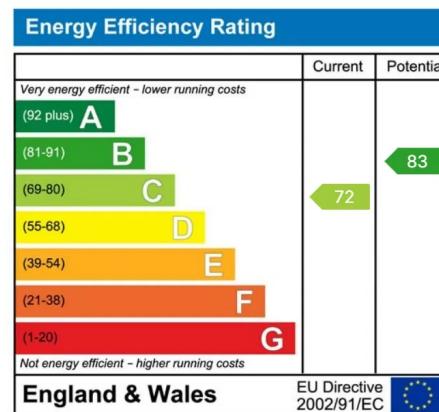
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