

LAWSON
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Bowers Park Drive, Woolwell, Plymouth
Plymouth

£210,000

A two bedroom semi-detached property situated towards the end of a popular residential cul-de-sac offering easy access to local amenities and enjoying far reaching views from the front elevation. The living accommodation which is arranged over two levels comprises entrance porch, lounge, modern fitted kitchen/diner with integrated appliances on the ground floor. On the first floor the landing leads to two double bedrooms and a family bathroom. Externally there are front and rear gardens and a driveway providing parking for two cars. The property benefits from PVCu double glazing and gas central heating and is being offered to the market with no onward chain.

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.

WOOLWELL

Woolwell is a popular suburb just five 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, enhanced by the award-winning Woolwell in Bloom floral displays found throughout the neighbourhood

The area is well-served with amenities, including a highly regarded primary school, 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.

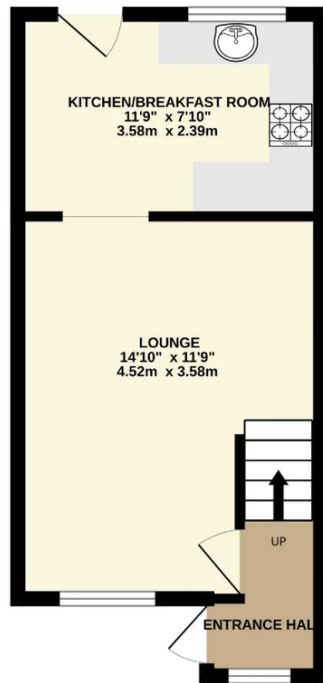
Within minutes' drive, residents can explore Dartmoor, play at Yelverton Golf Club, or visit Buckland Abbey, the historic home of Sir Francis Drake. Woolwell combines convenient living with access to nature, making it a highly desirable area.

BUYERS INFORMATION

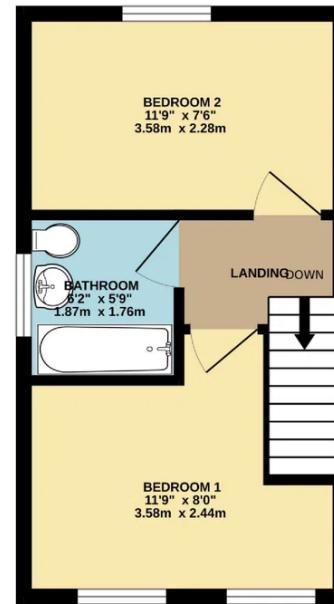
Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete.



GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.



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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

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.

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