

**LAWSON**  
Estate Agency...Only Better



**The Heathers, Woolwell, Plymouth**  
Plymouth

**£395,000**

A stunning four bedroom detached property occupying a corner plot situated towards the end of a popular residential cul-de-sac, offering easy access to local amenities. The living accommodation which is beautifully presented throughout in tasteful neutral colours is arranged over two levels and comprises; entrance hall, lounge, cloakroom, dining room and a modern fitted kitchen with integrated appliances on the ground floor. On the first floor a landing leads to four bedrooms and a modern family bathroom. Externally there are well maintained front and rear gardens, a driveway providing parking for two cars and a single garage. The property benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this wonderful family home.

The living accommodation.

Covered entrance porch with courtesy light and PVCu double glazed front door to.

#### ENTRANCE HALL

Stairs to first floor, radiator, door to lounge and cloakroom.

#### CLOAKROOM

Comprising low level w.c, wash hand basin with storage under, PVCu double glazed frosted window to front.

#### LOUNGE

PVCu double glazed bay window to front, media wall incorporating a living flame effect gas fire with storage built into the recesses, radiator, access to.

#### DINING ROOM

PVCu double glazed sliding patio doors to rear garden, radiator, door to.

#### KITCHEN

Roll edged worksurfaces with cream gloss cupboards and drawers under and matching wall units, single drainer sink unit with mixer tap, built in electric oven and four ring hob with extractor hood over, built in fridge/freezer and dishwasher, tiled splashbacks, PVCu double glazed window to rear, PVCu double glazed door to side.

#### FIRST FLOOR LANDING

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

#### BEDROOM ONE

PVCu double window to front, radiator.

#### BEDROOM TWO

PVCu double glazed window to rear, radiator.

#### BEDROOM THREE

PVCu double glazed window to rear, radiator.

#### BEDROOM FOUR

PVCu double window to front, radiator.

#### BATHROOM

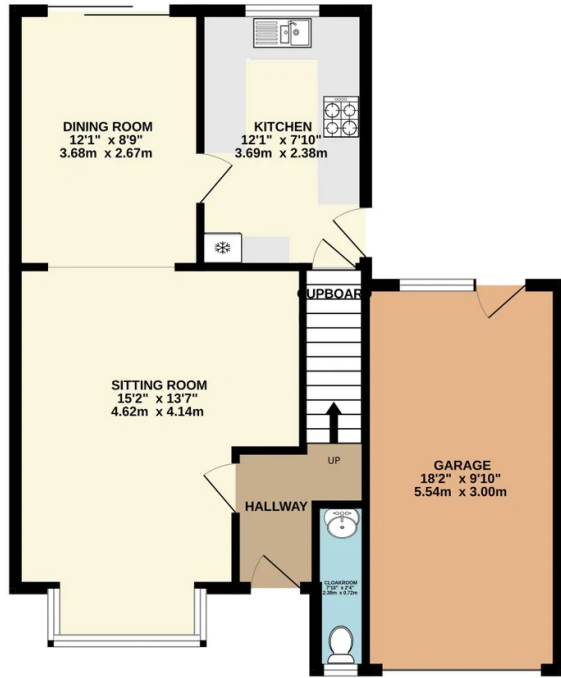
Matching suite comprising panelled bath with rain head shower over, low level w.c, wash hand basin with storage under, heated towel rail, PVCu double glazed frosted window to rear.

#### EXTERNALLY

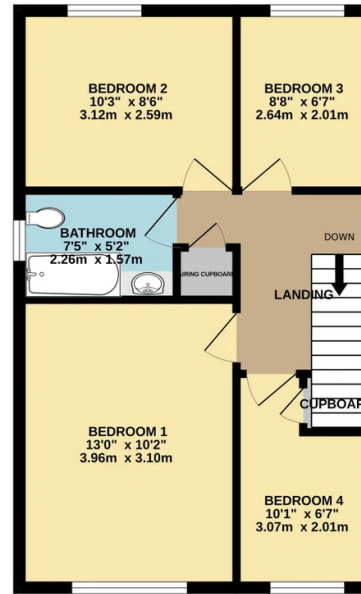
Driveway providing parking for two cars leads to single garage with adjacent lawned garden. Access to the side which leads to a gravelled and paved area which in turn leads to an enclosed timber deck and lawned garden with a host of established plants and shrubs enclosed by fence boundaries



GROUND FLOOR



1ST FLOOR



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 'D' for council tax purposes and the amount payable for the year 2026/2027 is £2589.45 (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.

**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**

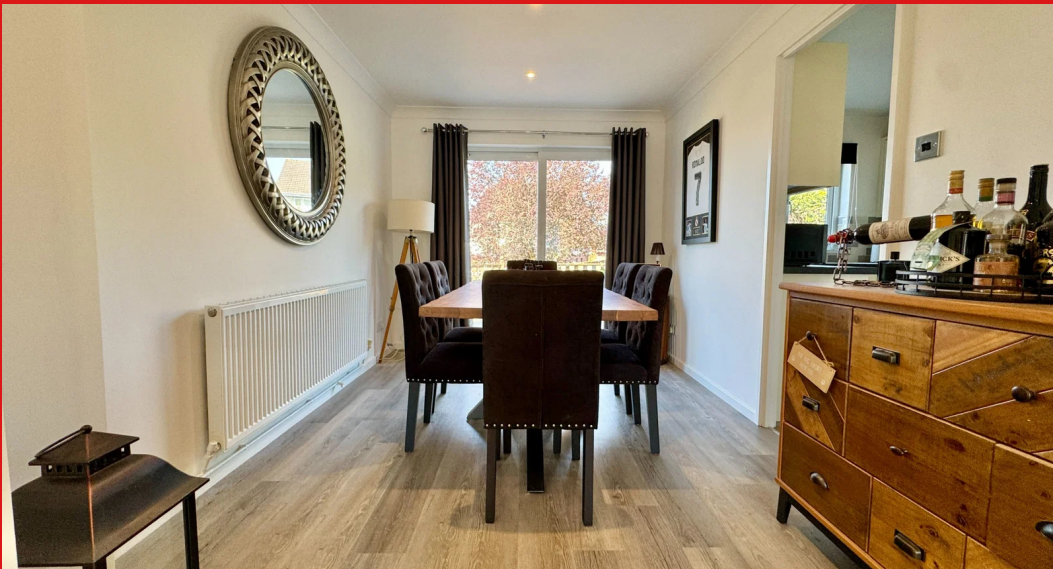
These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

**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. Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Lawson Property

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