

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



**45 Woodend Road, Woolwell, Plymouth, PL6 7RQ**

**Plymouth**

**£230,000**

A spacious three double-bedroom end-terrace property, nestled in the corner of a quiet residential cul-de-sac, close to local amenities and offered to the market with no onward chain. The living accommodation, which is well presented throughout in tasteful neutral colours, is arranged over two levels and comprises an entrance porch, lounge, and a modern fitted kitchen/diner on the ground floor. On the first floor, the landing leads to three good-sized bedrooms and a family bathroom.

Externally, there is a low-maintenance garden to the front and a generously proportioned lawned garden to the rear, with allocated parking nearby.

The property also benefits from PVCu double glazing and electric heating, and is offered to the market with no onward chain.

### **LIVING ACCOMMODATION**

Approached through PVCu double glazed front door to:

#### **ENTRANCE PORCH**

Door to:

#### **LOUNGE**

PVCu double glazed window to the front, PVCu double glazed sliding patio door to the rear garden, stairs to the first floor, wall mounted electric economy 7 storage heater, and door to:

#### **KITCHEN**

Roll edge worksurfaces with cupboard and drawers under and matching wall units, single drainer sink with mixer tap, built in electric oven and four ring hob with extractor hood over, plumbing for washing machine, wall mounted electric heater, PVCu double glazed window, and door to the rear.

#### **FIRST FLOOR LANDING**

Doors to all first-floor accommodation.

#### **BEDROOM ONE**

PVCu double glazed window to the rear and wall mounted electric heater.

#### **BEDROOM TWO**

PVCu double glazed window to the rear and wall mounted electric heater.

#### **BEDROOM THREE**

PVCu double glazed window to the side and wall mounted electric heater.

#### **BATHROOM**

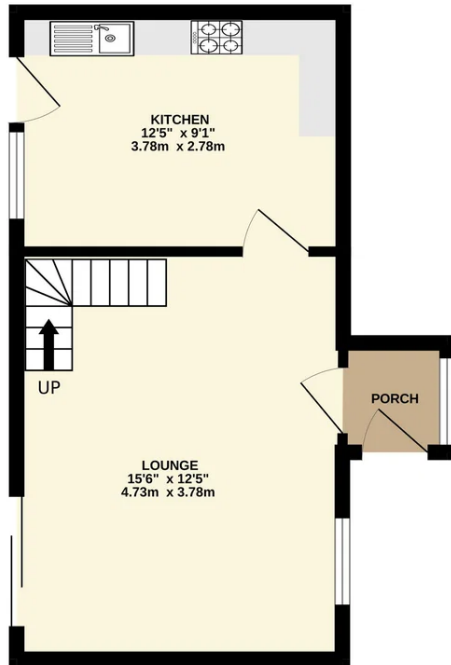
Matching suite comprising a panelled bath with shower over, low level WC, pedestal wash hand basin, two built in storage cupboards, access to the loft, and PVCu double glazed frosted window to the side.

#### **EXTERNALLY**

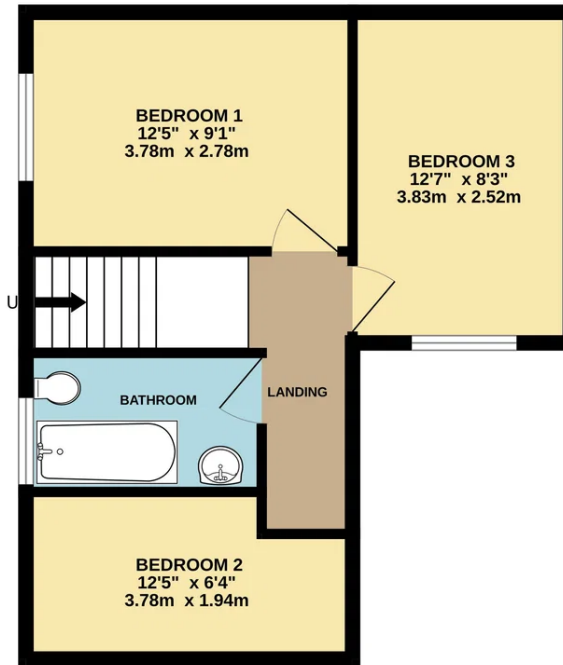
To the front, there is a small, gravelled garden leading to the front door. To the rear, there is a patio area which leads to a generous lawned garden which in turn leads to a further patio area with a shed to remain and is enclosed by fence boundaries. There is one allocated parking space located in the car park nearby.



GROUND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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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## UTILITIES

Mains water, electricity and mains drainage, mobile coverage likely, broadband connection FTTC.

## OUTGOINGS SOUTH HAMS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2026/2027 is £2,301.73 (by internet enquiry with South Hams District Council). These details are subject to change.

## 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

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