

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



**37 Woodend Road, Woolwell, Plymouth**

Plymouth

**£230,000**

A two bedroom end terraced property situated in a corner quiet residential cul-de-sac within in a popular location offering easy access to local amenities. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels and comprises entrance porch, lounge and a modern fitted kitchen/diner on the ground floor. On the first floor a landing leads to two double bedrooms and a modern family bathroom. Externally there is a well maintained level garden at the rear, a driveway for two/three cars and a detached single garage. The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this lovely home.

### **The living accommodation.**

Approached via a PVCu double glazed front door to.

### **ENTRANCE PORCH**

PVCu double glazed window to front, built in storage, door to.

### **LOUNGE**

PVCu double glazed window to front and side, stairs to first floor, radiator, door to.

### **KITCHEN/DINER**

Roll edged work surfaces with cupboards and drawers under and matching wall units, built in electric oven and four ring gas hob with extractor hood over, plumbing for washing machine, tiled splashbacks, tiled floor, radiator, PVCu double glazed sliding patio doors to rear garden.

### **FIRST FLOOR LANDING**

Doors to all first floor accommodation, access to loft.

### **BEDROOM ONE**

PVCu double glazed window to rear, and radiator.

### **BEDROOM TWO**

PVCu double glazed window to front, radiator.

### **BATHROOM**

Matching suite comprising panelled bath with a Triton electric shower over, low level W.C, wash hand basin with storage under, built in cupboard housing gas boiler which serves domestic hot water and central heating system, heated towel rail, PVCu double glazed frosted window to side.

### **EXTERNALLY**

Front - driveway providing parking for two/three cars leads to garage.

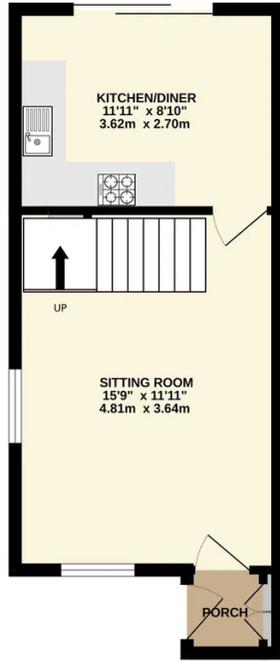
Rear - patio area leads to a lawned garden with decking area enclosed by fence boundaries.

### **GARAGE**

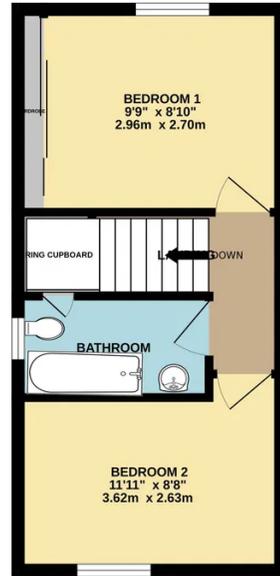
Metal up and over door, power and light connected.



GROUND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



GARAGE  
153 sq.ft. (14.2 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 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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## OUTGOINGS SOUTH HAMS

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2025/2026 is £1922.74 (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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Lawson Property

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