

8 Warren Park, Woolwell, Plymouth, PL6 7QR

£400,000

Plymouth

A beautifully presented three (originally four) bedroom detached property, situated in a tucked-away position and occupying a corner plot within this highly sought-after residential location. The living accommodation, which is arranged over two levels, comprises an open-plan ground floor living space incorporating a lounge, dining area and cloakroom, leading through to a modern fitted kitchen with integrated appliances.

On the first floor, the landing leads to a family bathroom and three bedrooms. Bedroom one benefits from an en-suite shower room. This bedroom was originally two separate bedrooms and could easily be reinstated by simply installing a dividing wall.

Externally, the property stands on a well-maintained plot incorporating a Herringbone block-paved driveway, providing parking for several vehicles, together with well-maintained front, rear and side gardens.

The property also benefits from PVCu double glazing, 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 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

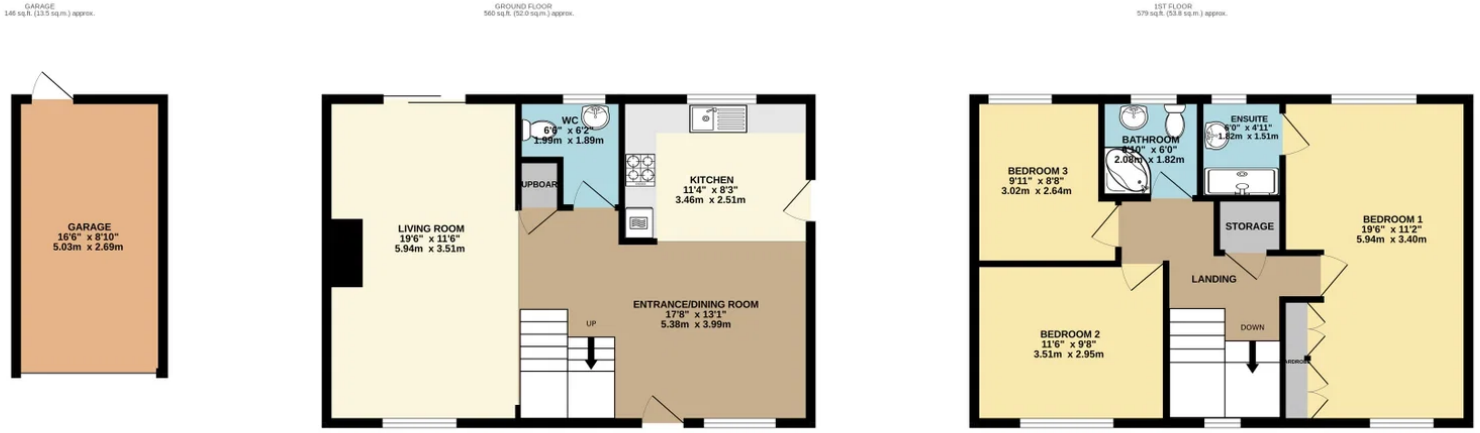
The area is well-served with amenities, including a highly regarded primary school, two nurseries, a Medical Centre, and a Community Centre with function rooms, a café, and year-round events. Local shops include a small retail complex with takeaways and a hairdresser, alongside a large Tesco Extra and 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.





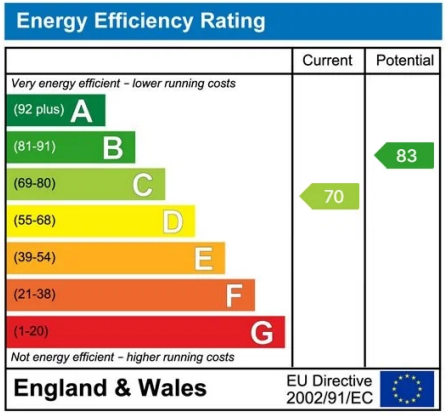


TOTAL FLOOR AREA : 1284 sq.ft. (119.3 sq.m.) approx.

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, gas, electricity and mains drainage, mobile coverage likely, broadband connection FTTP.

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 £2,615.22 (by internet enquiry with South Hams District Council). These details are subject to change.

SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

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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