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Opening Hours

Monday - Friday

9.15am—5.30pm

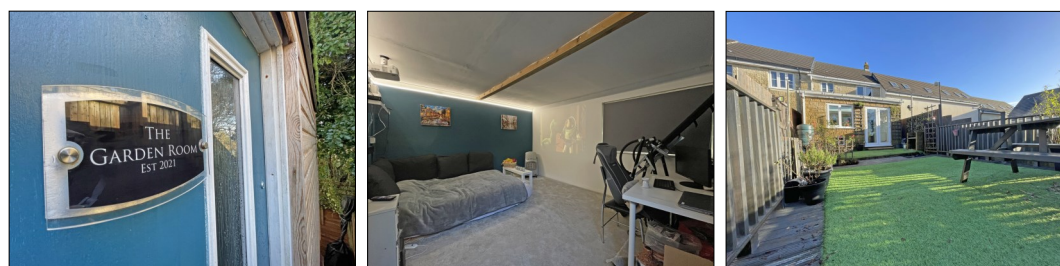
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

15/L/25 5846



Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH HOMES

ESTATE AGENTS



**BEAUTIFULLY PRESENTED
THREE DOUBLE BEDROOMS
EXTENDED LIVING
ACCOMMODATION
DETACHED GARDEN/
CINEMA ROOM
SEPARATE LOUNGE
KITCHEN/DINING ROOM
DRIVEWAY & GARAGE**

**35 Lady Fern Road, Woolwell,
Plymouth, PL6 7ET**

We feel you may buy this property because...

‘Of the deceptively spacious, well-presented accommodation, popular residential location, garden/cinema room and the south westerly facing garden.’

**Offers In Excess Of
£300,000**

www.plymouthhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		77	86
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Garage

Outside Space
Enclosed Rear Garden

Council Tax Band
C

Council Tax Cost 2025/2026
Full Cost: £2,067.04
Single Person: £1,550.28

Stamp Duty Liability
First Time Buyer: £750
Main Residence: £5,750
Home or Investment
Property: £21,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing...

Located in proximity to Dartmoor National Park and Derriford Hospital, this deceptively spacious, extended home measures approximately 1165.10 sq. ft and boasts a beautiful extension to the rear with lantern roof window and a detached garden/cinema room. The remaining accommodation offers a spacious lounge, modern fitted kitchen/dining room, utility cupboard, three double bedrooms and a modern bathroom suite. Further benefits include double glazing, central heating and externally there is a south westerly facing rear garden and a private driveway to garage. Plymouth Homes advise an early viewing to fully appreciate this well-proportioned home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With wood effect laminate, coving to ceiling, stairs rising to the first-floor landing, doors into the lounge and the downstairs wc.

DOWNSTAIRS WC

With obscure double-glazed window to the front and fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, tiled splashbacks, radiator.

LOUNGE

5.00m (16'5") x 2.89m (9'6")

A spacious reception area with double glazed window to the front, two radiators, wood effect laminate flooring, coving to ceiling, folding doors into the kitchen/dining room.

KITCHEN/DINING ROOM

4.99m (16'4") x 2.95m (9'8")

Fitted with a matching range of base and eye level units with worktop space above, matching breakfast bar, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, plinth lighting, wall mounted concealed boiler serving the heating system and domestic hot water, integrated fridge and freezer, space for cooker with stainless steel cooker hood above, space for dining table and chairs, double glazed window into the garden extension, radiator, tiled flooring, coving to ceiling, door into the utility cupboard and glazed double doors into the garden extension.

UTILITY

1.95m (6'5") x 0.97m (3'2")

With storage space and room for domestic appliances.

EXTENDED LIVING ACCOMMODATION

4.16m (13'8") x 3.80m (12'6")

A beautiful addition to the property, this garden extension offers light and versatile accommodation. With double glazed windows to the side and rear, radiator, feature orangery roof lantern window, in built speaker/sound system, spotlighting, coving to ceiling and glazed double doors to the rear garden.



FIRST FLOOR

LANDING

With coving to ceiling, access to the loft space, built in airing cupboard with shelving and housing the hot water cylinder.

BEDROOM 1

4.24m (13'11") x 2.51m (8'3")

A double bedroom with double glazed window to the front, built in wardrobe, decorative panelled wall, radiator, wood effect laminate flooring.

BEDROOM 2

3.79m (12'5") max x 2.79m (9'2")

A second double bedroom with double glazed window to the rear, wardrobe, radiator, wood effect laminate flooring.

BEDROOM 3

3.18m (10'5") max x 2.14m (7')

A third double bedroom with double glazed window to the front, radiator, built in storage cupboard.

BATHROOM

2.07m (6'9") x 1.71m (5'7")

Fitted with modern, three-piece suite comprising pedestal wash hand basin, corner shower cubicle with fitted shower above, low-level WC, radiator/towel rail, extractor fan, wall mounted mirror, built in storage cupboard, shaver point, obscure double-glazed window to the rear.

GARDEN LEVEL

GARDEN/CINEMA ROOM

3.89m (12'9") x 3.46m (11'4")

A lovely versatile room with double glazed window to the rear, coving to ceiling, light and power connected and a home projection cinema system which could be included with the sale, subject to separate negotiations.



OUTSIDE:

FRONT

The front of the property is approached via a garden area with gate and pathway to the covered main entrance.

REAR

The rear opens to a good-sized, south west facing and tiered garden measuring **14.51m (47'7") in length x 5.52m (18'1") in width**. The garden comprises artificial lawn and decked seating areas, with a built-in barbeque. Steps then descend to the garden/cinema room, and an area beyond where there's a further area of garden, enclosed by fencing and accessing a timber garden shed. From the main garden area, a gate gives side/rear access to the property.

GARAGE & DRIVEWAY

A short distance from the property is a brick paved, private driveway measuring **9.92m (32'6") in length**, with parking for two cars and leading to the garage. The garage measures **5.43m (17'9") x 2.52m (8'3")** with a roller garage door. Please note, the garage is located beneath a coach house and is therefore held on a leasehold title of 99 years from 2006. We're informed there are no associated charges with the lease.

AGENTS NOTE

From the rear garden there is a right of access across neighbouring gardens and leading to a shared access pathway and door to the right side of the coach house that incorporates the garage for the property.

The vendors inform us they removed the original wall between the kitchen dining room with advice from a structural surveyor, but without obtaining building regulation approval.

We're informed the garden/cinema room was built within permitted development.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.

