

£475,000



THE OAKS, PINWOOD DRIVE, WOOLWELL, PLYMOUTH PL6 7SP

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

DESCRIPTION

An executive style four bedroom new build detached home. The living accommodation which is arranged over two levels comprising. A spacious kitchen/dining room with integrated appliances, a separate living room, utility room, cloakroom and study to complete the ground floor. Upstairs there is a main bedroom featuring en-suite plus three further bedrooms and family bathroom. Externally there are front and rear gardens, a raised timber deck enjoying views a single garage and driveway. The property also benefits from NHBC Certificate, PVCU double glazing, gas central heating, solar panels. Part exchange available.

There is a service charge of approximately £439 per annum.

THE OAKS

The Oaks is an attractive development of three and four bedroom homes located in Woolwell on the north-eastern fringe of Plymouth. When combined with a remarkable location close to the countryside and coastline, yet still close to the excitement of the city, you have the ideal place to call home.

WOOLWELL

Woolwell is a suburb, four miles north from the city of Plymouth, located just outside the city boundary in the district of South Hams with excellent access to Plymbridge Woods and Dartmoor National Park. The area boasts an excellent Primary School, two day-nurseries, a Medical Centre and a Community Centre, which has many function rooms, a small café and is at the heart of the community, holding various events throughout the year. There is also a small complex of six retail outlets, containing four takeaway restaurants and a hairdresser. A large Tesco Extra store is situated on the western boundary of Woolwell, with a recently built Lidl store opposite. There are three playgrounds situated throughout Woolwell, which are an asset to the local families with children, as is the local Scout group. There is a regular bus service, in addition to a very useful park and ride located half a mile away with direct links to Derriford Hospital and Plymouth city centre. Within a few minutes' drive are; Dartmoor National Park, Yelverton Golf Club and Buckland Abbey, the historic home of Sir Francis Drake.

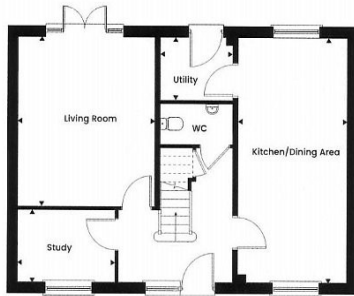


The Cliveden

4 Bedroom Home

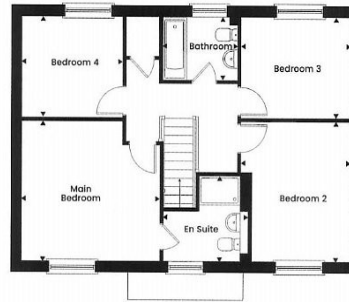
Total Area 1,388 sq. ft.

A spacious four bedroom home with a spacious kitchen/dining area and a separate living room with double doors leading out to the garden. A utility and study complete the ground floor. Upstairs, there is a main bedroom featuring an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	6.64m x 3.17m		21'9" x 10'5"
Living Room	4.59m x 3.97m		15'0" x 13'0"
Study	2.82m x 1.96m		9'3" x 6'5"
Utility	2.12m x 1.68m		6'11" x 5'6"



First Floor

Main Bedroom	4.03m x 3.81m		13'2" x 12'6"
En Suite	2.48m x 2.33m		8'1" x 7'8"
Bedroom 2	3.81m x 3.18m		12'6" x 10'5"
Bedroom 3	3.18m x 2.74m		10'5" x 9'0"
Bedroom 4	2.93m x 2.74m		9'7" x 9'0"
Bathroom	2.19m x 1.70m		7'2" x 5'7"

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.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band ' TBC ' for council tax purposes and the amount payable for the year 2023/2024 is £ (by internet enquiry with Plymouth City Council). These details are subject to change.

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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