



19 MERLIN CLOSE, WOOLWELL, PLYMOUTH, PL6 7SX

Guide Price £325,000

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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.

A three bedroom detached property nestled in the corner of Woolwell's most desirable locations, backing onto a woodland and enjoying attractive far reaching views to the front. The living accommodation which is well presented throughout is arranged over two levels and comprises, an entrance hall, lounge with open fireplace with polished stone surround along with a real chimney with inset gas fire and potential for a wood burner, a modern kitchen/diner with a host of integrated appliances, a conservatory and a utility on the ground floor.

The first floor landing leads to three good sized bedrooms and a modern family bathroom with a separate shower cubicle.

Externally to the front, there is a driveway leading to a garage with an adjacent garden. The garden area has potential for further parking. To the rear, there is a lawned garden enclosed with fenced boundaries giving access to the rear woodland area.

The property also benefits from PVCu double glazing and gas central heating.

An internal viewing is highly recommended to truly appreciate this wonderful family home.

Living accommodation

Approached through a PVCu double glazed front door to:

Entrance Hall

Stairs to the first floor, LVT flooring, radiator and door to:

Lounge

Open fire place with polished stone surround, along with a real chimney with inset gas fire and is offering potential for a wood burner, radiator, LVT flooring, PVCu double glazed window to the front. Access to:

Kitchen/Diner

Worksurfaces with white gloss cupboards and drawers with matching wall units, further built in bespoke shelving, stainless steel one and a half sink and draining unit with mixer tap, built in electric oven and four ring induction hob with extractor hood over, built in fridge freezer, built in dishwasher, radiator, LVT flooring, PVCu double glazed window overlooking the rear garden, PVCu double glazed door to the garden, door to the utility room. Door to:



Conservatory

Part brick PVCu double glazed with French doors leading to the rear garden, slate flooring, radiator.

Utility Room

Work surface incorporating single stainless steel sink unit, plumbing for a washing machine, space for freezer, vent for tumble dryer, door to garage.

First Floor Landing

Doors leading to all first floor accommodation, access to the loft with pull down ladder.

Bedroom One

PVCu double glazed window to the front with far reaching views, radiator.

Bedroom Two

PVCu double glazed window to the rear, radiator, built in storage cupboard housing gas boiler serving domestic hot water and central heating system.

Bedroom Three

PVCu double glazed window to the front with far reaching views, radiator

Bathroom

Matching suite comprises, a panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, tiled shower cubicle, heated towel rail, fully tiled walls, PVCu frosted double glazed window to the side.

Externally

Front – A driveway providing parking for one vehicle which leads to the garage and an adjacent lawned garden with potential for further parking.

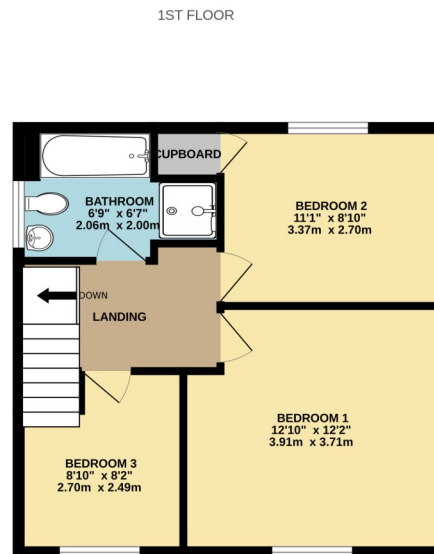
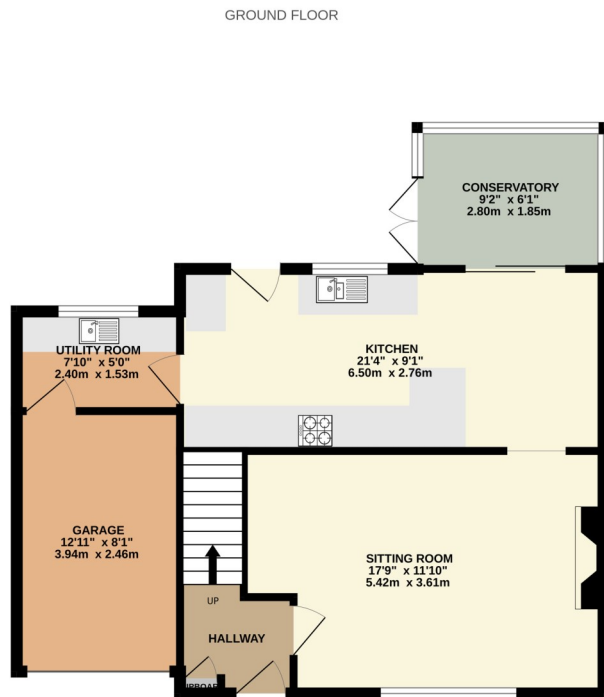
Rear – A patio area leads to a level lawned garden with timber deck and is enclosed by fenced boundaries with a gate leading to the rear wooded area.

Garage

Metal up and over door with power and light connected, overhead storage.







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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SERVICES

Mains water, gas, electricity and mains drainage.

VIEWINGS

By appointment with LAWSON.

OUTGOINGS

We understand the property is in band D for council tax purposes and the amount payable for the year 2023/2024 is £2,255.23 (by internet enquiry with South Hams District 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 2022

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

