

£180,000

LAWSON
Estate Agency...Only Better



20 HOLMER DOWN, WOOLWELL, PLYMOUTH PL6 7QW

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

Lawson are delighted to market this two bedroom mid-terrace home in a convenient location just a short walk to all local amenities and regular transport links. The property benefits from accommodation comprising; double glazed front door leading to an entrance vestibule and inner door to the lounge; window to the front elevation, stripped wooden staircase with under stairs storage leading to the first floor, door to the kitchen; fitted with a matching range of base and eyelevel storage cupboards and roll top worksurfaces, electric oven, four burner gas hob, plumbing for washing machine, space for tumble dryer and Valiant combination boiler, window overlooking the South facing rear garden and door to the rear.

Stairs ascend to the first floor landing with loft access and a door to bedroom one; a double with a window to the rear overlooking the rear garden. Bedroom two a further double with a window to the front with wooden flooring. The bathroom has a matching green three piece suite comprising; a panel enclosed bath with telephone style mixer tap, tiled splashbacks, low level w.c, pedestal wash hand basin, extractor fan, large storage cupboard.

Externally, there is a small front garden with a path leading to the front door. The rear is fully fence enclosed and benefits from a southerly aspect. There is allocated parking for one vehicle.

OUTGOINGS SOUTH HAMS

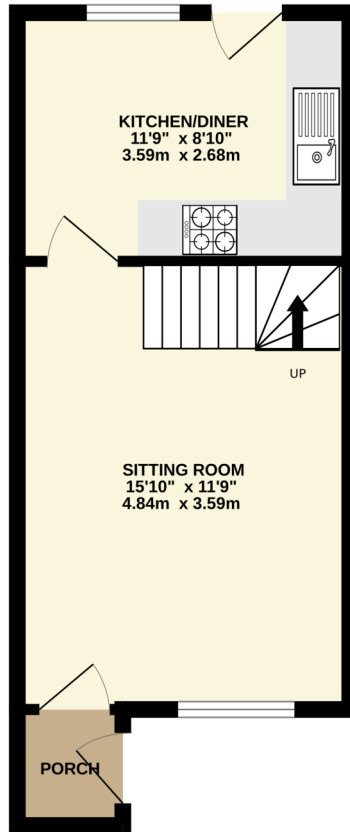
We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2024/2025 is £1835.94 (by internet enquiry with South Hams District Council). These details are subject to change.

WOOLWELL

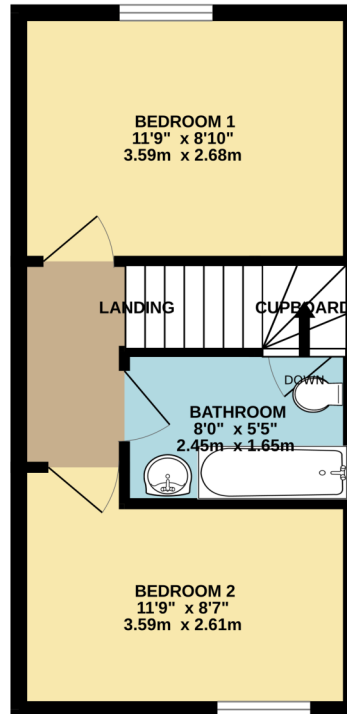
Woolwell is a suburb, four miles north from the city of Plymouth, located just outside the city boundary in the district of South Hams with excellent access to Plymbridge Woods and Dartmoor National Park. The area boasts an excellent Primary School, two day-nurseries, a Medical Centre and a Community 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.



GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 596 sq.ft. (55.4 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.
Made with Metropix 62024

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

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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.

Lawson themselves on behalf of the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

EPC

