

**Guide Price £165,000 Freehold**



**15 CORNER BRAKE, WOOLWELL, PLYMOUTH, PL6 7QP**

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

## FULL DESCRIPTION

A one bedroom corner terrace property situated in an off road position within this quiet residential cul-de-sac offering easy access to local amenities. The living accommodation which is arranged over two levels comprises; lounge with French doors leading to the rear garden and a fitted kitchen on the ground floor, whilst on the first floor a landing leads to a family bathroom and a good sized double bedroom with built in wardrobes.

Externally, to the front there is a small garden with shrubs and at the rear there is a good sized garden with decking area leading to a predominately lawned garden enclosed by fenced boundaries. There is also one allocated parking space in a nearby carpark and on street parking. The property also benefits from PVCu double glazing and gas central heating and would be an ideal first time or investment purchase.

## OUTGOINGS SOUTH HAMS

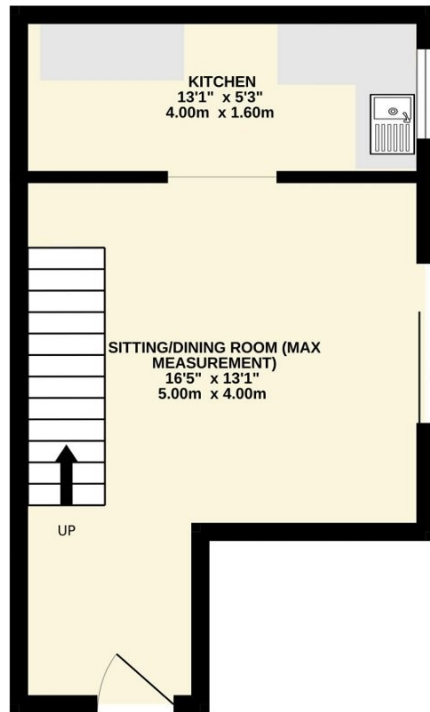
We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2024/2025 is £1573.67 (by internet enquiry with South Hams District Council). These details are subject to change.

## WOOLWELL

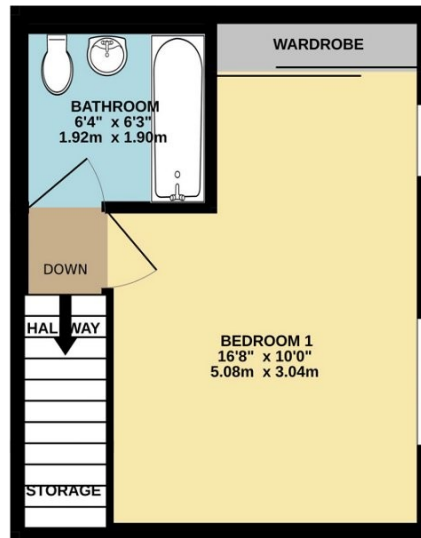
Woolwell is a suburb, four miles north from the city of Plymouth, located just outside the city boundary in the district of South Hams with excellent access to Plymbridge Woods and Dartmoor National Park. The area boasts an excellent Primary School, two day-nurseries, a Medical Centre and a Community 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  
253 sq.ft. (23.5 sq.m.) approx.



1ST FLOOR  
218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 471 sq.ft. (43.8 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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### 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 ' A ' for council tax purposes and the amount payable for the year 2024/2025 is £1,573.67 (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 2023.

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Awaiting EPC

