

£199,950

LAWSON
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27 FORRESTERS DRIVE, WOOLWELL, PLYMOUTH PL6 7QA

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

Lawson are delighted to a market this beautifully appointed recently renovated terraced home in the heart of Woolwell just a short walk from all amenities, regular transport links and excellent schooling. The property has been sympathetically renovated by the current owners and benefits from accommodation comprising. A PVCu double glazed front door leading to an entrance vestibule with a door into the kitchen; has been refitted with a matching range of base and eyelevel storage cupboards with post formed worksurfaces, integral electric cooker, electric hob and plumbing for a washing machine. Sitting room with wood effect flooring and a door and window to the rear elevation. Carpeted stairs ascend to the first floor landing with a door to the bathroom; fitted with a brand new, high specification three piece bathroom with a panelled enclosed bath with a shower head over, pedestal wash hand basin, low level w.c. Bedroom one a spacious double with a window to the rear, bedroom two a small double with a window to the front and fitted wardrobes.

Externally there is a lawned front garden and a fully enclosed flagged and decked rear garden. A gateway to a service alley leading to the allocated parking for one vehicle.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connected ADSL, FTTC, FTTP.

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.

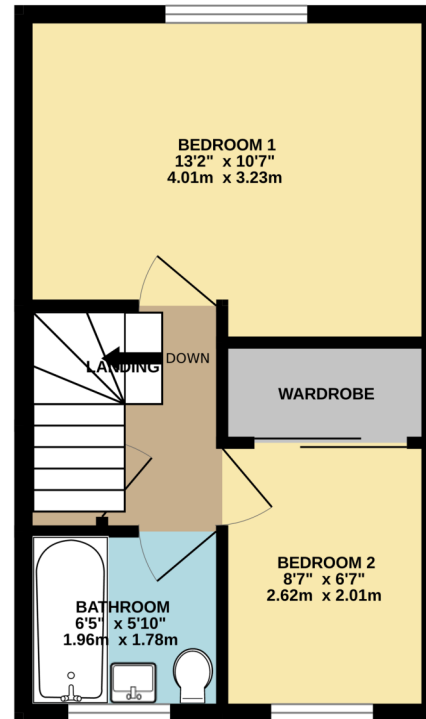
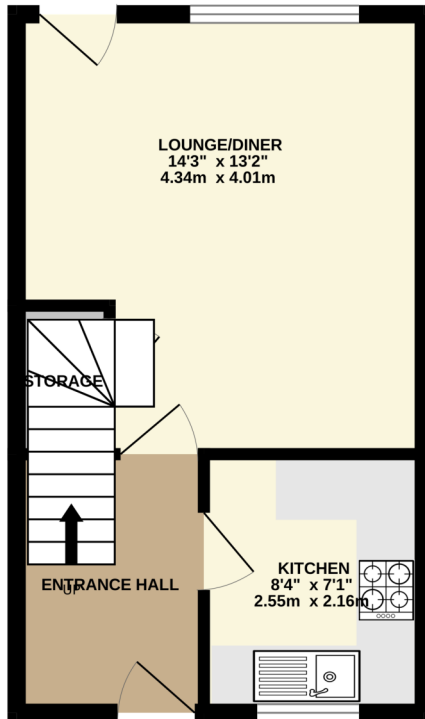
WOOLWELL

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
297 sq.ft. (27.6 sq.m.) approx.

1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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

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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.

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