

**GUIDE PRICE £350,000**



**14 MAPLE WAY, WOOLWELL, PLYMOUTH, PL6 7SS**

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



Lawson are delighted to market this beautifully appointed much loved detached family home in a quiet corner of Woolwell. The property has been sympathetically renovated over recent years by its current vendors and now provides adaptable family accommodation arranged over two floors comprising; PVCu double glazed front door leading to an entrance vestibule with wood effect flooring and carpeted stairs to the first floor landing and a glazed inner door leads to the sitting room; sliding patio doors to the front garden with a westerly aspect and a glazed inner door leading to the beautifully renovated kitchen/dining room; fitted with a matching range of base and eye level storage cupboards with post formed worksurfaces, integral fridge, freezer, dishwasher, cooker, hob, filter canopy, breakfast bar, spotlights, tiled flooring, bi-folding doors to the rear garden and a door leads to the utility; fitted with a matching range of base and eyelevel storage cupboards, post formed worksurfaces, large stainless steel sink drainer unit with mixer tap, plumbing for washing machine, tumble dryer, tiled flooring, door to rear garden , spotlights and Velux window, sliding door to the downstairs cloakroom; low level w.c, pedestal wash hand basin and window to the front.



From the main hallway carpeted stairs ascend to the first floor landing and door to bedroom one; a spacious double with a full range of fitted wardrobes, sliding mirrored doors. Bedroom two a further double with a window to the rear. Bedroom three a large single with a window to the front. The shower room fitted with a low level w.c, wash hand basin, an oversized shower cubicle with a glass screen, easy clean splashbacks, drencher head shower.



Externally, the property is approached via a large driveway providing parking leading to a single garage with up and over door, power and light. The front garden is lawned for ease of maintenance with a flagged west facing patio and mature shrubs. The rear garden is fully fence enclosed with a large flagged patio, lawn, flower and shrub beds and borders, outside light and outside tap.

## 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.



## 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 SOUTH HAMS

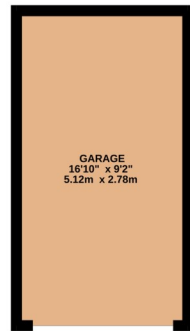
We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2024/2025 is £2360.50 (by internet enquiry with South Hams District Council). These details are subject to change.

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

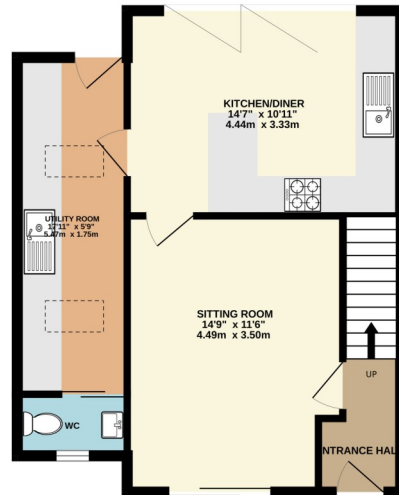
These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

Lawson themselves on behalf for 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.

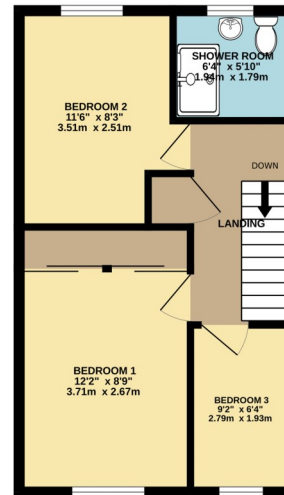
BASEMENT  
153 sq.ft. (14.3 sq.m.) approx.



GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(102 plus) <b>A</b>		
(81-101) <b>B</b>		87
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



