

Guide Price £230,000



3 BRAKEN CLOSE, WOOLWELL, PLYMOUTH PL6 7HP

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

An extended two bedroom semi-detached property which has been the subject to recent modernisation including the installation of a new kitchen situated in quiet residential cul-de-sac offering easy access to local amenities. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels and comprises; entrance porch, lounge, fitted kitchen with integrated appliances and a dining room on the ground floor. On the first floor a landing leads to a modern shower room and two double bedrooms.

Externally to the front there is a driveway providing parking for 2/3 cars which leads to the garage with adjacent lawned garden and at the rear there is a low maintenance paved garden. The property also benefits from PVCu double glazing and gas central heating.

The living accommodation.
Approached via a PVCu double glazed front door to.

ENTRANCE PORCH

Door to.

LOUNGE

Stairs to first floor, door to.

KITCHEN

Recently fitted with roll edged work surfaces with grey gloss cupboards and drawers under and matching wall units, single drainer one and a half bowl sink unit with mixer tap, built in electric double oven and four ring gas hob with extractor hood over, built in microwave and dishwasher, door to.

DINING

PVCu double glazed door to rear garden, radiator.

FIRST FLOOR LANDING

Doors to all first floor accommodation, built in storage cupboard, door to.

BEDROOM ONE

PVCu double glazed window to front, radiator.

BEDROOM TWO

PVCu double glazed window to front, radiator.

SHOWER ROOM

Comprising double shower cubicle with inset rain head shower, low level w.c, wash hand basin with cupboards under, PVCu double glazed frosted window to side.

EXTERNALLY

Front - Driveway providing parking for 2/3 cars, garage with adjacent lawned garden.

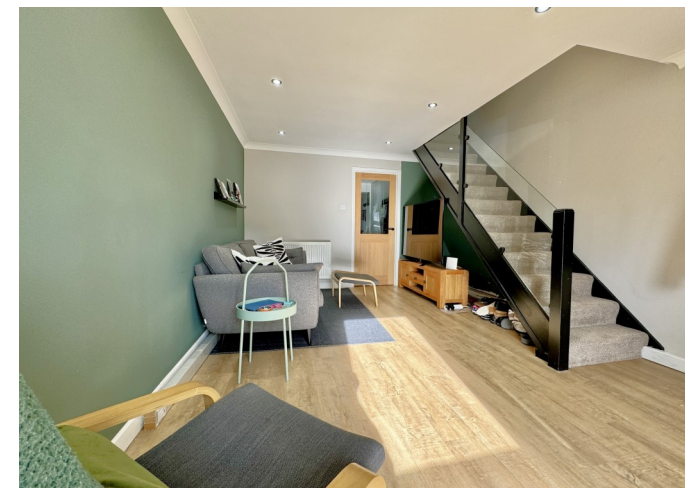
Rear - Level low maintenance paved garden enclosed by walled and hedged boundaries.

GARAGE

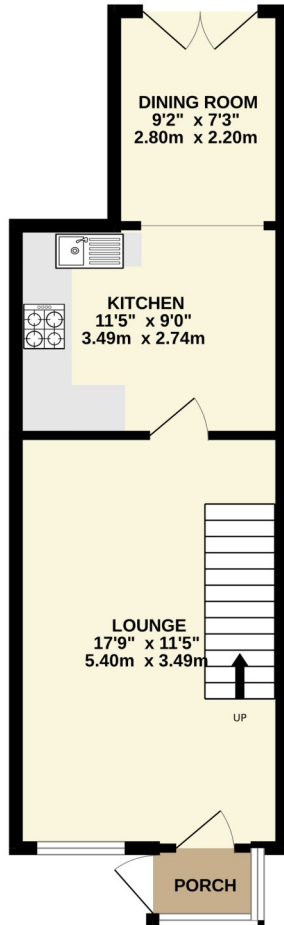
Electric up and over door, power and light connected.

UTILITIES

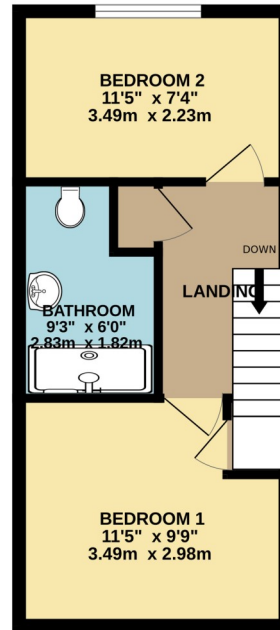
Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connected ADSL, FTTC.



GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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 'B' for council tax purposes and the amount payable for the year 2024/2025 is £1835.44 (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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Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

