

LAWSON
Estate Agency...Only Better



16 LONG PARK DRIVE, WOOLWELL, PLYMOUTH, PL6 7QE

£350,000

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FULL DESCRIPTION

A stunning three-bedroom link detached property, finished to an exceptionally high specification, standing on a well maintained landscaped plot within this highly sought after location, offering easy access to local amenities. The living accommodation which is beautifully presented throughout in tasteful neutral colours is arranged over two levels and comprises, an entrance porch, entrance hall, cloakroom, an open plan lounge/kitchen area with integrated appliances leading through into a dining room which in turn gives access into the utility area and the small office on the ground floor.

On the first floor, the landing leads to a modern family bathroom and three good sized bedrooms.

Externally, to the front of the property there is a driveway for one vehicle leading to a garage, the garage has been divided to provide the utility and study area, however, still offers useful storage. At the rear, there is a low maintenance decked and artificial lawned garden with the option to purchase a hot tub, if desired.

The property also benefits from PVCu double glazing, gas central heating and solar panels. An internal viewing is highly recommended to truly appreciate this wonderful family home.

LIVING ACCOMMODATION

Approached through PVCu double glazed front door to:

ENTRANCE PORCH

PVCu double glazed window to the front and side, PVCu double glazed door to:

ENTRANCE HALL

Alarm control panel, door to lounge and cloakroom.

CLOAKROOM

Low level WC, wash hand basin with cupboards under and PVCu double glazed window to the side.

OPEN PLAN LOUNGE/KITCHEN AREA

Roll edge work surfaces with cupboard and drawers under and matching wall units, single drainer with one and a half bowl stainless steel sink unit with mixer tap, built in electric double oven and four ring hob with extractor hood over, built in dishwasher, recess for fridge freezer, Karndean flooring, wall mounted electric living flame heater, two radiators and access to:

DINING ROOM

Karndean flooring, PVCu double glazed bi-folding doors to rear garden, two Velux windows and access to:

INNER HALLWAY

Stairs to first floor and access to:

UTILITY ROOM

Roll edge worksurfaces incorporating a single drainer stainless steel sink unit with mixer tap, cupboards under and matching units, plumbing for washing machine, radiator, PVCu double glazed window to rear and door to:



STUDY

Radiator.

FIRST FLOOR LANDING

Doors to all first-floor accommodation, access to loft with pull down ladder and built in storage.

BEDROOM ONE

PVCu double glazed window to the front and radiator.

BEDROOM TWO

PVCu double glazed window to the rear and radiator.

BEDROOM THREE

PVCu double glazed window to the front and radiator.

BATHROOM

Matching suite comprising, a free-standing bath with mixer tap and detachable shower attachment, tiled shower cubicle with inset rain head shower, wash hand basin with cupboards under, vanity mirror with built in lighting, low level WC and PVCu double glazed frosted window to the front.

EXTERNALLY

Front – A driveway providing parking for one car leads to the garage with adjacent garden.

Rear – Low maintenance landscaped garden with decking area leading to artificial lawn with a hot tub available via separate negotiation and is enclosed by fence boundaries.

GARAGE

Up and over door, storage only.

WOOLWELL

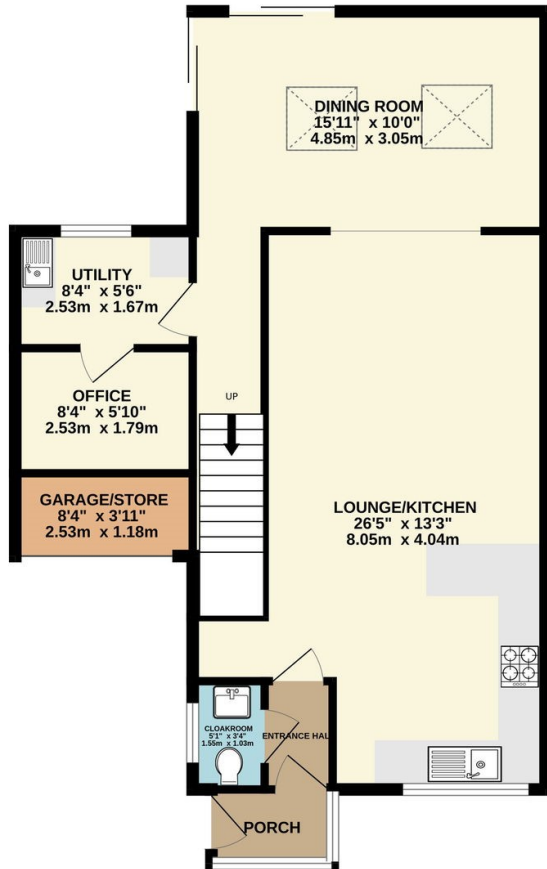
Woolwell is a suburb, four miles north from the city of Plymouth, located just outside the city boundary in the district of South Hams with excellent access to Plymbridge Woods and Dartmoor National Park. The area boasts an excellent Primary School, two day-nurseries, a Medical Centre and a Community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



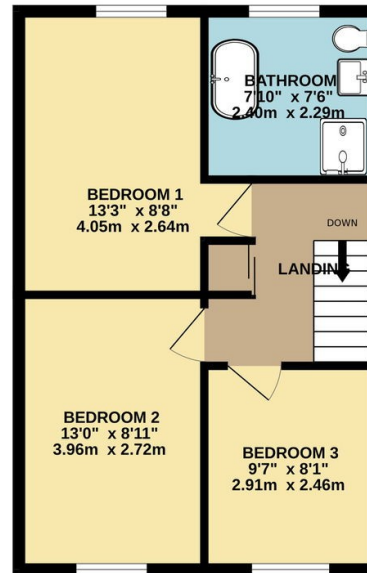


FLOOR PLAN

GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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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SERVICES

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

VIEWINGS

By appointment with LAWSON.

OUTGOINGS

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2024/2025 is £2,360.50 (by internet enquiry with South Hams District Council.

STRICTLY BY APPOINTMENT ONLY

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.
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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	97	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

