

**£230,000**

**LAWSON**  
Estate Agency...Only Better



**6 ROSEHIP CLOSE, WOOLWELL, PLYMOUTH PL6 7TF**

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

A two bedroom mid-terraced property situated in this highly sought after, quiet, residential location 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 hall, lounge and a modern fitted kitchen on the ground floor. On the first floor a landing leads to two bedrooms and a shower room. Externally there are well maintained gardens and a parking space immediately to the front. The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this lovely home.

The living accommodation.

Approached via a PVCu double glazed front door to.

### **ENTRANCE HALL**

Access to kitchen, door to.

### **LOUNGE**

PVCu double glazed sliding patio doors to rear garden, stairs to first floor, radiator.

### **KITCHEN**

Roll edged work surfaces with cupboards and drawers under and matching wall units, single drainer one and a half bowl stainless steel sink unit with mixer tap, built in electric oven and four ring gas hob with extractor hood over, plumbing for washing machine, wall mounted gas boiler which serves domestic hot water and central heating system, tiled splashbacks, PVCu double glazed window to front.

### **FIRST FLOOR LANDING**

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

### **BEDROOM ONE**

PVCu double glazed window to front, radiator, built in storage.

### **BEDROOM TWO**

PVCu double glazed window to rear, radiator.

### **SHOWER ROOM**

Comprising tiled shower cubicle with inset shower, low level W.C, pedestal wash hand basin, fully tiled walls, radiator, extractor fan, PVCu double glazed frosted window to rear.

### **EXTERNALLY**

Front- Path to front door with adjacent garden.

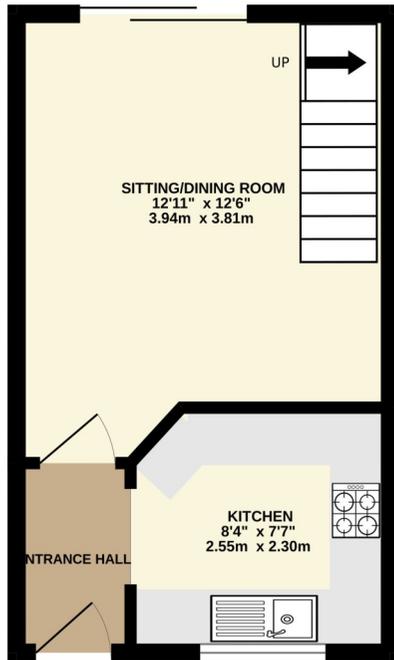
Rear - Patio area leads to level lawned garden which in-turn leads to a further patio enclosed by fence boundaries.

### **PARKING**

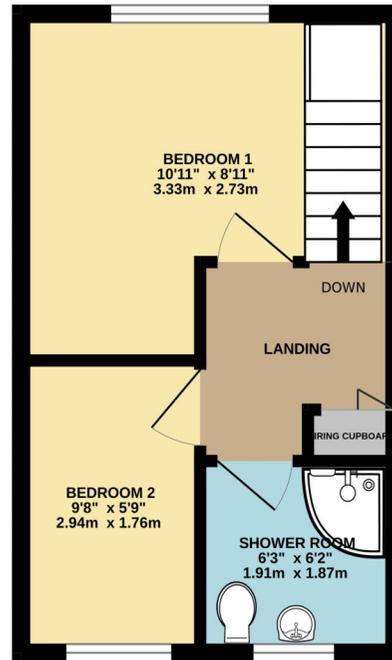
One allocated parking space immediately to the front of the property.



GROUND FLOOR



1ST FLOOR



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 2025/2026 is £1922.74 (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. Copy-right Lawson 2023.

**BUYERS INFORMATION**

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf of 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C	73	
(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	

