

£220,000

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10 LARCH DRIVE, WOOLWELL, PLYMOUTH PL6 7SW

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

A two bedroom mid-terraced property situated towards the end of a popular 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 hall, lounge and a modern fitted kitchen on the ground floor and on the first floor the landing leads to a recently fitted family bathroom and two bedrooms both of which have built in storage. Externally the property stands on a well maintained plot incorporating front and rear gardens and has a garage and driveway situated in a nearby block. The property benefits from PVCu double glazing and gas central heating an internal viewing is highly recommended to truly appreciate this delightful family home.

The living accommodation

Approached via a PVCu double glazed front door to

ENTRANCE HALL

Radiator, door to.

LOUNGE

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

KITCHEN

Roll edged work surfaces with cupboards and drawers under and matching wall units, stainless steel sink unit with mixer tap, built in electric oven and four ring hob with extractor hood over, built in microwave, 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 loft.

BEDROOM ONE

PVCu double glazed window to rear, built in wardrobes, radiator.

BEDROOM TWO

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

BATHROOM

Matching suite comprising panelled bath with electric shower over, low level w.c, wash hand basin with storage under, radiator, PVCu double glazed frosted window to rear.

EXTERNALLY

Front - Path to front door with adjacent lawned garden

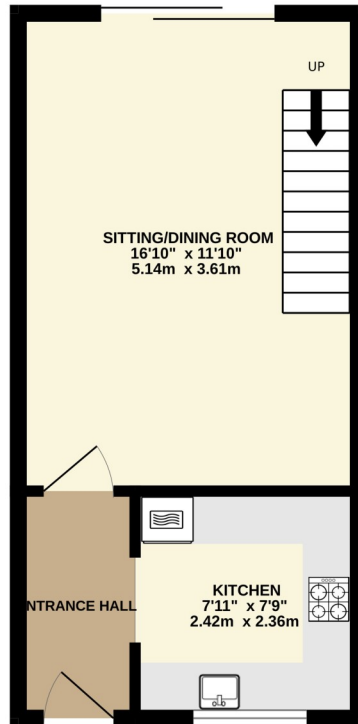
Rear - Decking area leads to a level south westerly facing lawned rear garden enclosed by fence and hedge boundaries.

GARAGE

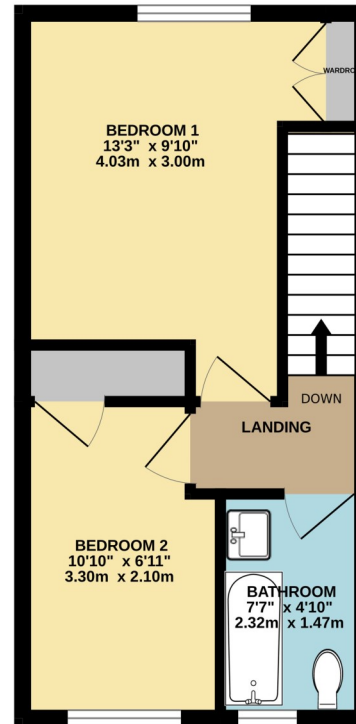
Metal up and over door with driveway providing parking for one car.



GROUND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 581 sq.ft. (54.0 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 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. Copyright Lawson 2023.

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