

£275,000

LAWSON
Estate Agency...Only Better



4 REDWING DRIVE, WOOLWELL, PLYMOUTH PL6 7SZ

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

A three bedroom semi-detached property which has been modernised by the current owners to include the installation of a new kitchen and bathroom, a landscaped rear garden and redecoration and flooring throughout in tasteful neutral colours. The property is located in this highly sought after location which offers easy access to local amenities. The living accommodation which is arranged over two levels comprises; entrance porch, lounge, dining room and a fitted kitchen with integrated appliances on the ground floor. On the first floor the landing leads to three bedrooms and a family bathroom. Externally to the front there is a driveway providing parking for one car leading to the garage an adjacent garden. At the rear there is a landscaped low maintenance garden. The property also benefits from PVCu double glazing and gas central heating an internal viewing is highly recommended to truly appreciate this wonderful family home.

The living accommodation.
Approached through a PVCu front door to.

ENTRANCE PORCH

Door to.

LOUNGE

Stairs to first floor, radiator, access to.

DINING ROOM

PVCu double glazed French doors to rear garden access to.

KITCHEN

Roll edged work surfaces with cupboards and drawers under and matching wall units, single drainer one a half bowl sink unit with instant hot water mixer tap, built in electric oven and four ring gas hob with extractor hood over, built in dishwasher and fridge/freezer, tiled splashbacks, PVCu double glazed window to rear.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft.

BEDROOM ONE

PVCu double glazed window to front, radiator.

BEDROOM TWO

PVCu double glazed window to rear, radiator.

BEDROOM THREE

PVCu double glazed window to front, radiator.

BATHROOM

Matching suite comprising panelled bath with rain head shower, low level w.c, wash hand basin with storage under, heated towel rail, extractor fan, PVCu double glazed frosted window to rear.

EXTERNALLY

Front - Driveway providing parking for two cars leads to garage with adjacent lawned garden.
Rear - Patio area leads to a further raised patio area and artificial lawn enclosed by wall and fence boundaries.

GARAGE

Metal up and over door, power and light connected, plumbing for washing machine, wall mounted gas boiler which serves domestic hot water and central heating system.



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 'C' for council tax purposes and the amount payable for the year 2025/2026 is £2197.41 (by internet enquiry with South Hams District Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

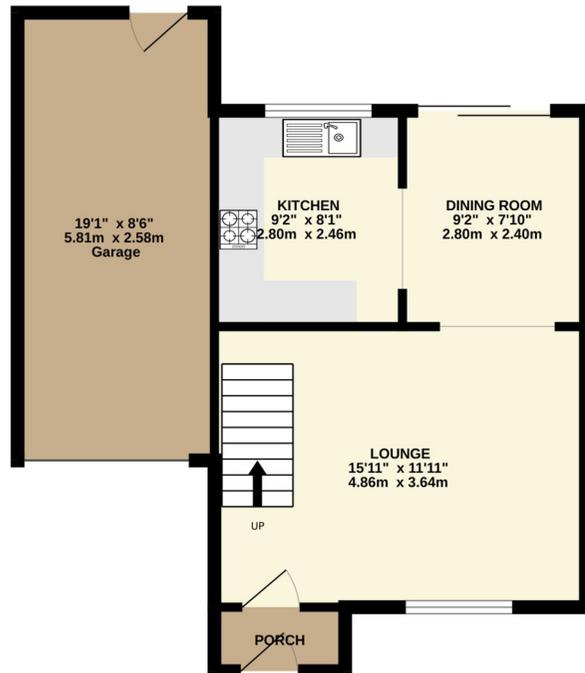
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BUYERS INFORMATION

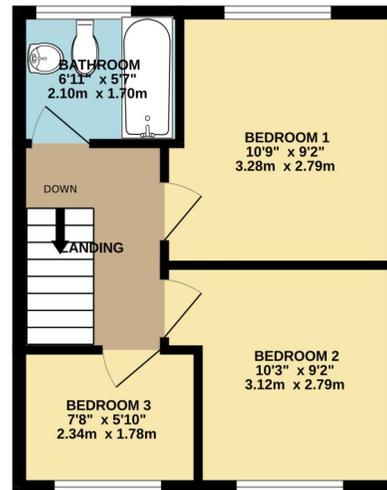
Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please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

Lawson themselves on behalf 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.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		72	
(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	

