

£295,000



6 BLACKTHORN CLOSE, WOOLWELL, PLYMOUTH PL6 7HW

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

An extended three bedroom semi-detached property situated in a quiet residential cul-de-sac offering easy access to local amenities and being offered to the market with no onward chain. The living accommodation which is well presented throughout and is arranged over two levels and comprises; entrance porch, lounge, inner hallway, modern fitted kitchen/diner, utility and a shower room on the ground floor. On the first floor the landing leads to three bedrooms and a family bathroom. Externally there are well maintained front and rear gardens, a driveway for 3-4 cars and a garage. The property also 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 through PVCu double glazed front door to.

ENTRANCE PORCH

Built in storage, door to.

LOUNGE

Living flame effect fire, PVCu double glazed window to front, door to.

INNER HALLWAY

Stairs to first floor, radiator, door to.

KITCHEN/DINER

Roll edged worksurfaces with cupboards and drawers under and matching wall units, single drainer stainless steel sink unit with mixer tap, built in electric oven and four ring gas hob with extractor hood over, built in dishwasher, tiled splashbacks, radiator, PVCu double glazed windows and French doors to rear garden, access to.

UTILITY ROOM

Roll edged worksurface, built in storage cupboard, plumbing for washing machine, door to.

SHOWER ROOM

Comprising tiled shower cubicle with inset shower, low level w.c, pedestal wash hand basin, heated towel rail, extractor fan.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft, PVCu double glazed window to side.

BEDROOM ONE

PVCu double glazed window to front.

BEDROOM TWO

PVCu double glazed window to rear, radiator.

BEDROOM THREE

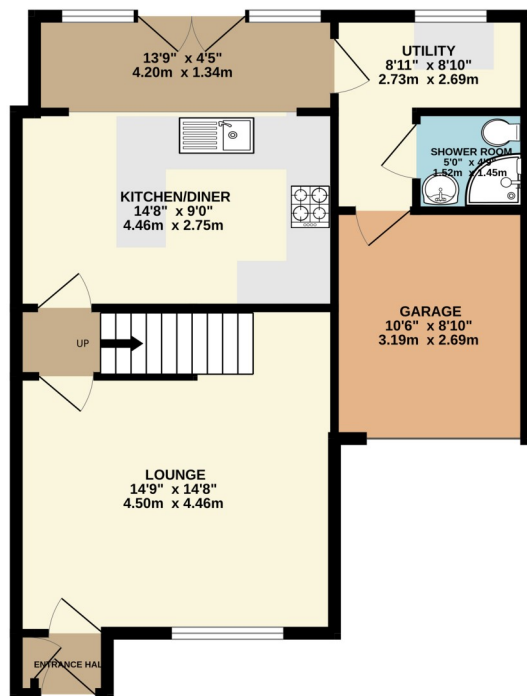
PVCu double glazed window to front, radiator

BATHROOM

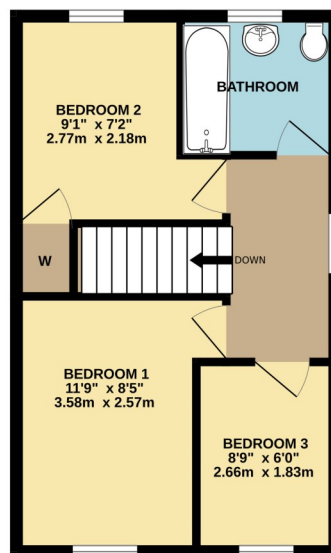
Matching suite comprising panelled bath with Mira shower over, low level w.c, pedestal wash hand basin, heated towel rail, PVCu double glazed frosted window to rear.



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 '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

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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EPC TBC

