

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



**47 The Heathers, Woolwell, Plymouth, PL6 7QS**

**£725,000**

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## **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.

## **PLYMOUTH**

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

A substantial detached property situated in a quiet cul de sac standing on a well maintained landscaped, south facing, corner plot which enjoys superb uninterrupted views across the surrounding countryside. The property has been modernised by the current vendor to include the installation of a luxury fitted kitchen with a host of integrated appliances, a new master bedroom suite and a stunning family bathroom whilst there is also been an extension to provide a useful utility room and garage.

The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels and comprises; entrance porch, entrance hall, substantial lounge with views across the surrounding countryside, dining room, utility room, a stunning recently fitted kitchen with a host of integrated appliances and a wet room and the original double garage has been converted to provide three useful additional rooms which could lend itself to an Annex if required. On the first floor the landing leads to stunning modern family bathroom and four double bedrooms which have built in wardrobes, bedroom one has two dressing areas and a luxury en suite bathroom.

Externally, as previously mentioned the property stands on a landscaped south facing plot. To the front there is a driveway providing parking for several vehicles with an adjacent garage and at the rear there is fabulous garden which gives access to the cellar. The property also benefits from PVCu double glazing, gas central heating and solar panels which generates an income to the property. An internal viewing is highly recommended to truly appreciate this size and quality of this wonderful family home.

Approached through a wooden front door to

## **ENTRANCE PORCH**

Door to hallway, door to

## **WETROOM**

Fully tiled walls, wall mounted shower, wash hand basin, low level w.c, heated towel rail, PVCu double glazed frosted window to side.

## **ORIGINAL GARAGE/ANNEX**

Currently arranged into three rooms

## **ROOM ONE**

With PVCu double glazed window to front, solid floor, radiator, door to

## **ROOM TWO**

Two PVCu double glazed windows, solid floor.

## **ROOM THREE**

Two PVCu double glazed windows, solid floor.



### **LOUNGE**

Two PVCu double glazed sliding patio doors to rear with Juliet balconies enjoying far reaching views, a further PVCu double glazed door to side terrace, two radiators, door to

### **UTILITY ROOM**

Wooden worksurface incorporating a stainless-steel sink unit with mixer tap with cupboards under with matching wall units, plumbing for washing machine, radiator, PVCu double glazed frosted window to rear.

### **DINING ROOM**

PVCu double glazed bay window to front, PVCu double glazed French door to side, living flame effect gas fire with stone surround.

### **KITCHEN/BREAKFAST ROOM**

Recently fitted with a comprehensive range of fitted cupboards, large island unit/breakfast bar with polished stone worktop incorporating a one and a half bowl sink unit with instant hot water mixer tap and five ring gas hob, remote control extractor hood over, built in Smeg double ovens and microwave with hot plate, built in fridge/freezer, built in Smeg dishwasher, built in sitting area with cupboards under, radiator, two sets of PVCu double glazed front doors to the rear garden, further PVCu double glazed door to side garden.

### **FIRST FLOOR LANDING**

Doors to all first floor accommodation with access to loft with pull down ladder and built in storage cupboard housing the hot water cylinder.

### **MASTER BEDROOM**

A stunning suite accessed via two dressing areas both with wood panelling to dado level, the bedroom has two PVCu double glazed windows enjoying stunning views across the surrounding countryside and two further Velux windows, built in wardrobes and doors to

### **EN SUITE BATHROOM**

Panel bath with mixer tap and shower attachment, full tiled double shower cubicle with inset power shower, his and her wash hand basins with cupboards under, part tiled walls, tiled floor, heated towel rail, PVCu double glazed window to front.

### **BEDROOM TWO**

PVCU double glazed window to rear with far reaching views, built in wardrobes, radiator.

### **BEDROOM THREE**

PVCu double glazed window to rear with far reaching views, built in wardrobes, radiator.

### **BEDROOM FOUR**

PVCu double glazed window to rear with far reaching vies, built in wardrobes, radiator.

### **BATHROOM**

A luxury fitted suite with free standing bath, wash hand basin with cupboards under, tiled double shower cubicle with inset power shower, low level w.c, tiled floor, heated towel rail, PVCu double glazed frosted window to front.

### **EXTERNALLY**

To the front the driveway provides parking for several vehicles leading to the garage.

To the rear a paved substantial side garden which wraps around to the rear offering beautiful views across the surrounding area, steps lead down into a further level paved garden and lawned area. From the lawned garden you can gain access to the cellar and further steps down to the lower level which is paved for ease of maintenance enclosed by fence boundaries. The garden is south facing and offers a great degree of privacy.

### **CELLAR**

Accessed via the garden, power and light connected.

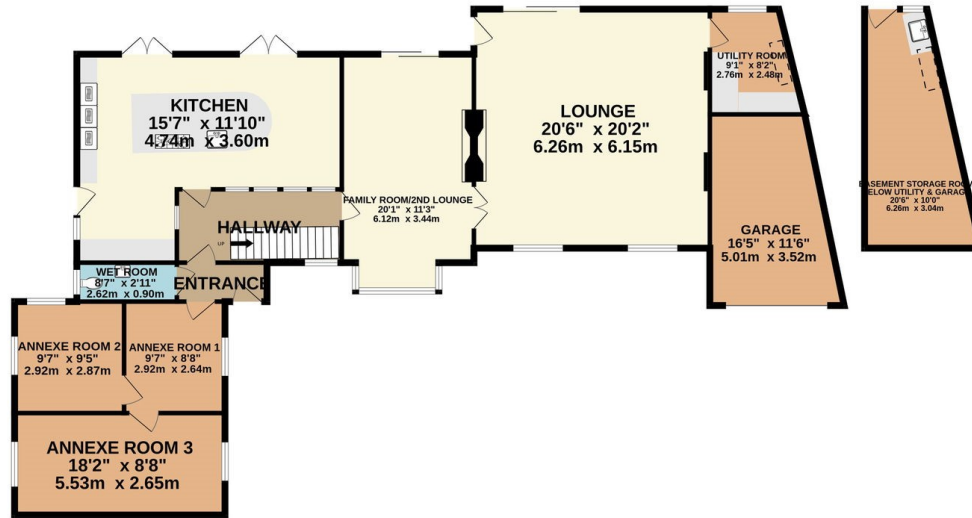
### **GARAGE**

Metal up and over door power and light connected.

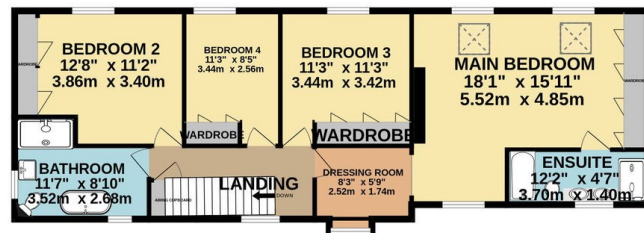




GROUND FLOOR



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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**SERVICES**

Mains water, gas, electricity and mains drainage.

**VIEWING**

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. 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 2024

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	88	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

