

**Price £375,000**

**LAWSON**  
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**16 CAMPION VIEW, WOOLWELL, PLYMOUTH, PL6 7TA**

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

## FULL DESCRIPTION

A spacious four bedroom detached property situated at the end of a quiet residential cul-de-sac which backs onto farmland, countryside and beyond whilst offering easy access to local amenities. The living accommodation which is arranged over two levels comprises, an entrance hall, lounge, dining room, utility room, fitted kitchen and cloakroom on the ground floor. On the first floor, the landing leads to a family bathroom and four bedrooms, bedroom one has the benefit of an en suite shower room.

Externally, there are well maintained front and rear gardens, garage and driveway with an adjacent hardstand.

The property also benefits from PVCu double glazing and gas central heating.

## LIVING ACCOMMODATION

Approached through a wooden front door to:

### ENTRANCE PORCH

PVCu double glazed window to the side, tiled floor and door to:

### ENTRANCE HALL

Stairs to first floor, radiator and door to:

### CLOAKROOM

Low level WC, wash hand basin and extractor fan

### LOUNGE

PVCu double glazed sliding patio door to the rear garden, living flame gas fire with polished stone surround and hearth, PVCu double glazed window to rear, double doors to:

### DINING ROOM

PVCu double glazed window to the rear, radiator and door to:

### UTILITY ROOM

Roll edge worksurfaces incorporating a single draining stainless steel sink unit with mixer tap and cupboards under with matching wall units, plumbing for washing machine, PVCu double glazed door to side, archway to:

### KITCHEN

Roll edge worksurfaces with cupboards and drawers under and matching wall units, single drainer with one and a half bowl stainless steel sink unit with mixer tap, built in electric oven and four ring hob with extractor over, tiled splash backs, PVCu double glazed window to the front.

### FIRST FLOOR LANDING

Stairs to all first floor accommodation, access to loft via pull down ladder, built in cupboard housing the hot water cylinder.

### BEDROOM ONE

PVCu double glazed window to rear, built in wardrobe with sliding mirrored doors, radiator and door to:

### EN SUITE SHOWER ROOM

Tiled shower cubicle, low level WC, wash hand basin with cupboards under, vanity mirror, shaver socket, radiator, PVCu double glazed frosted window to the side.



## BEDROOM TWO

PVCu double glazed window to the rear, radiator, built in wardrobe with sliding mirrored door

## BEDROOM THREE

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

## BEDROOM FOUR

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

## BATHROOM

Matching suite comprising, a panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, shaver socket and light, part tiled walls, radiator, PVCu double glazed frosted window to the front

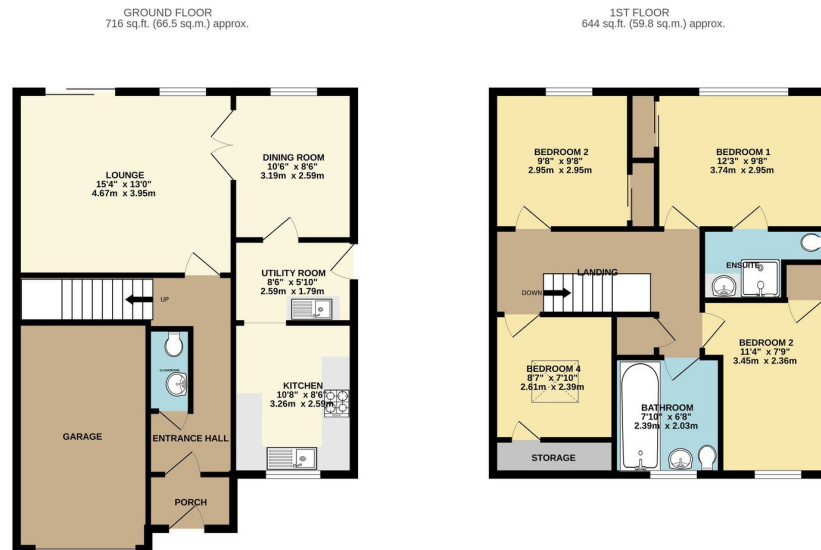
## EXTERNALLY

To the front of the property, driveway with an adjacent hardstand providing parking for two cars leads to the garage with an adjacent lawned garden. To the rear, there is a patio area with pergola and raised fish pond and flower beds which then leads to the level lawned garden, enclosed by fence boundaries.

## GARAGE

Metal up and over door, power and light connected.

## FLOOR PLAN



TOTAL FLOOR AREA: 1360 sq.ft. (126.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 is made 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.

## UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage is likely, broadband connection potential is FTTC and ADSL.

## 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 2023/2024 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 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). 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.

