

**Price £400,000**

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



**53 BOWERS PARK DRIVE, WOOLWELL, PLYMOUTH, PL6 7SH**

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

## FULL DESCRIPTION

An extended four bedroom detached property situated in a highly sought after residential location, offering easy access to local amenities. The living accommodation, which is arranged over two levels comprises, an entrance porch, entrance hall, cloakroom, study which was originally the garage, lounge, dining room, conservatory, fitted kitchen with integrated appliances and a utility on the ground floor. On the first floor, the landing leads to a modern shower room and four good sized bedrooms, one has the benefit of an en suite shower room.

Externally, there are front and rear gardens and a driveway providing parking for two cars.

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

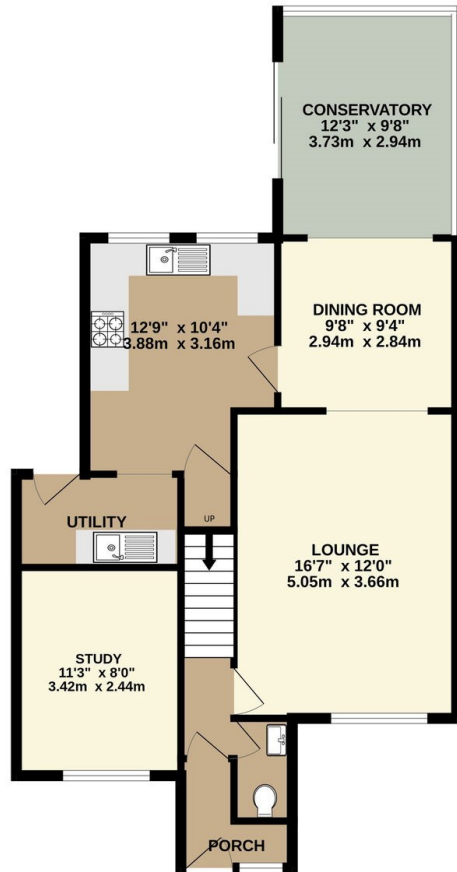
## WOOLWELL

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.

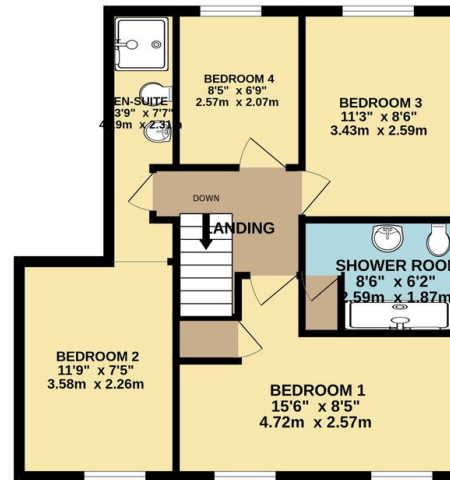


## FLOOR PLAN

GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 1290 sq.ft. (119.9 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.

### 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.

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