



**12 Woolwell Drive, Woolwell,
Plymouth, Devon, PL6 7JP**

£500,000



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DESCRIPTION

A substantial 5 bedroom detached property situated in a quiet cul de sac backing onto woodland and yet a short walk from the local supermarkets and an excellent range of local amenities. The property occupies a mature private plot measuring approximately 0.23 acres offering parking for numerous vehicles and well stocked established gardens enjoying a southerly facing aspect. You can hear birds sing! Internally, the living accommodation is well presented and generously proportioned briefly comprising, spacious welcoming entrance hall, cloakroom, 24 ft lounge, dining room, study, fitted oak kitchen and utility room on the ground floor, 5 bedrooms (all double in size) a bathroom and master en suite shower room on the first floor. A double garage can be accessed from the utility room and from a metal up and over door to the front. The property also benefits from hardwood double glazing throughout and gas central heating augmented by solar PV, solar air heating and solar domestic hot water generation.

PLYMOUTH

Plymouth is a city with one of the most 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.

WOOLWELL

Woolwell itself is situated approximately 6 miles from Plymouth City Centre and with a Tesco Superstore and a Lidl supermarket. Adjacent there are a range of shops and within half a mile of a further development of shop units and a Primary School. Woolwell is situated adjacent to the A386 which provides easy access to the city centre to the south and to the north, Dartmoor National Park and many sought after villages for example Clearbrook, Meavy, Yelverton and Buckland Monachorum.

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.

The accommodation, together with approximate room sizes, is as follows:

ENTRANCE FROM OPEN PORCH AREA Single glazed (6mm), 5 lever sash lock door with 2 x split side double glazed lights, into;

HALL 11' 10" x 12' 3" (3.61m x 3.73m) An impressive, welcoming entrance hall with windows overlooking the front garden, L-shaped carpeted staircase with handrail, with intermediate landing and hardwood effect banisters leading to the first floor, generous under stairs storage area with clothes rail, four doors to the accommodation, room thermostat and time clock for central heating.

DOWNSTAIRS CLOAKROOM 6' 6" x 3' 6" (2.00m x 1.07m) + 1.5m x 0.8m (L Shaped) Window to the rear garden, low level WC, pedestal wash hand basin with tiled splash backs, fitted mirror, fitted low level wall cupboard, thermostat controlled radiator, space for hanging clothes, valve to outside cold water tap.

LOUNGE 24' 0" x 12' 9" (7.32m x 3.89m) An impressive well proportioned room which has been newly decorated, spanning the full depth of the property, Hidden television point. Victorian iron fireplace with hand operated damper, dog-leg type chimney, solid oak surround and black granite hearth. Soundproofed ceiling towards master bedroom above, windows overlooking the front garden, sliding patio door leading to the rear patio.

DINING ROOM 11' 10" x 10' 11" (3.61m x 3.33m) Entered via glazed French doors in multi pane glazed wall from the hall. Archway leading to the kitchen with windows overlooking the rear garden and woodlands.

STUDY 14' 0" x 8' 11" (4.27m x 2.72m) Windows overlooking the front garden. Television and Wifi connection points.

KITCHEN 14' 0" x 7' 6" (4.27m x 2.29m) Windows overlooking the rear garden and woodlands, archway to the dining room, glazed door with security bolts to utility room, ample range of solid oak faced, base and matching eye level units with under counter lighting and one glazed lead-work display unit. Dishwasher, gas cooker, upright fridge/freezer unit with integral dry storage above, larder cabinet, 38 position bottle rack, electric extractor/lighting hood, ample oak edged work surfaces, double, deep, round, stainless steel sink units with mixer tap, tiled splash backs and tiled floor, door to

UTILITY ROOM 14' 9" x 6' 8" (4.5m x 2.03m) Single glazed, lockable, bolted top stable door with second single glazed, lockable pine storm door leading to the rear garden. Washing machine/tumble dryer, lockable, bolted safety fire door to garage, valve to outside cold water tap, windows overlooking the rear garden and woodlands, range of base units with further wall mounted fitted cupboards, tiled splash backs, single bowl stainless steel sink unit with mixer tap, tiled floor, fitted shelving.

INTEGRAL DOUBLE GARAGE 21' 7" x 14' 6" (6.58m x 4.42m) Door to the utility room, metal up and over door, separately fused power points, lighting, valve to outside cold water tap, wall mounted, gas central heating and hot water boiler, fuse box.

AIRY L-SHAPED FIRST FLOOR LANDING AND SHORT CORRIDOR Hardwood effect spindle balustrade, windows overlooking the front garden, smoke alarm, six doors to the first floor accommodation. Ceiling hatch with fitted, collapsible, aluminium loft ladder giving access to standing height, boarded out loft space with lighting along the length of the house, television aerial with signal booster/ splitter, providing impressive storage space.

BEDROOM ONE (MASTER) 12' 11" x 12' 9" (3.94m x 3.89m) Windows overlooking the front garden, wall-to-wall mirror fronted, full height, built-in wardrobes providing ample hanging and storage space, archway leading to;

EN SUITE SHOWER ROOM 10' 4" x 4' 11" (3.15m x 1.5m) Windows overlooking the rear garden and woodlands, fitted shower cubicle, fitted airing cupboard with slatted shelving, housing a 160 L immersion tank (for solar, gas and/or electric heating), low level WC, double built-in vanity unit with hand basins, fitted wide mirror with glass shelf, spacious storage cupboards below, shaver point, immersion heater switch, tiled splash backs and varnished floorboards.

BEDROOM TWO 13' 5" x 11' 1" (4.09m x 3.38m) Windows overlooking the rear garden and woodlands, laminate flooring.

BEDROOM THREE 10' 5" x 14' 4" (3.18m x 4.37m) Windows overlooking the rear garden and woodlands, varnished floorboards, fitted wardrobe providing ample hanging and shelving space. 1,200 kWh/ year solar powered hot air/ ventilation supply with controls.

BEDROOM FOUR 14'4" x 12'5" (4.39m x 3.81m) Dormer type three part window overlooking the front garden and beyond, under eaves storage cupboards along the length of the room, fitted wardrobe providing ample hanging and shelf space. (Please note this room has restricted head height in parts).

BEDROOM FIVE 12' 9" x 11' 5" (3.89m x 3.48m) Dormer type three part window overlooking the front garden and drive, under eaves storage cupboards along the length of the room. (Please note this room has restricted head height in parts)

FAMILY BATHROOM 10' 5" x 7' 7" (3.18m x 2.31m) Corner panel bath, fitted corner shower unit, low level WC, pedestal wash hand basin, tiled splash backs, electric shaver point, windows overlooking the rear garden and woodlands, floor to ceiling tiling on two walls.

OUTSIDE The front of the property is approached by an impressive sweeping driveway leading to the garage and parking area for several cars. The driveway is bordered by various shrubs and plants. Three outside cold water taps, remote operated security lights, and switched flood light for the parking area. The garden is surrounded by natural stone walls and hedging providing privacy. Adjoining the parking area is an herb garden with ornamental cherry tree, box, bay, various herbs, roses and perennials. Small greenhouse, flower borders, red and black currant bushes and wall trained tayberries. The rear garden has a south facing aspect and is principally laid out on two levels with a patio area running the length of the property, further area laid to lawn with various flower borders, shrubs and plants including a fig tree, several vines, mature roses, climbers, wall trained loganberries and currants. The lawned area and borders are planted with camellias, hydrangeas and various shrubs. Rainwater supplied open water butt. Wall mounted, horizontal sundial. The west side of the property has a large area with raspberry canes, rhubarb, red currant and gooseberry bushes, mature standard apple and pear trees and wall trained pear trees. Gate to the front garden.

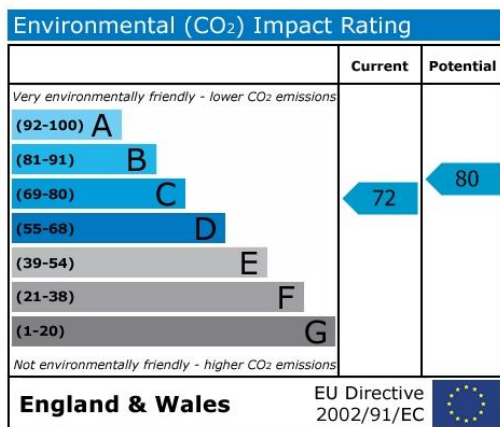
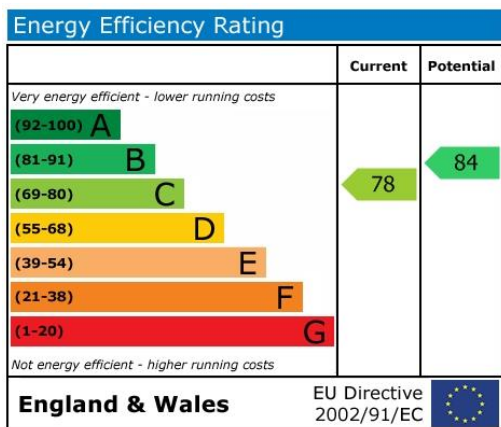
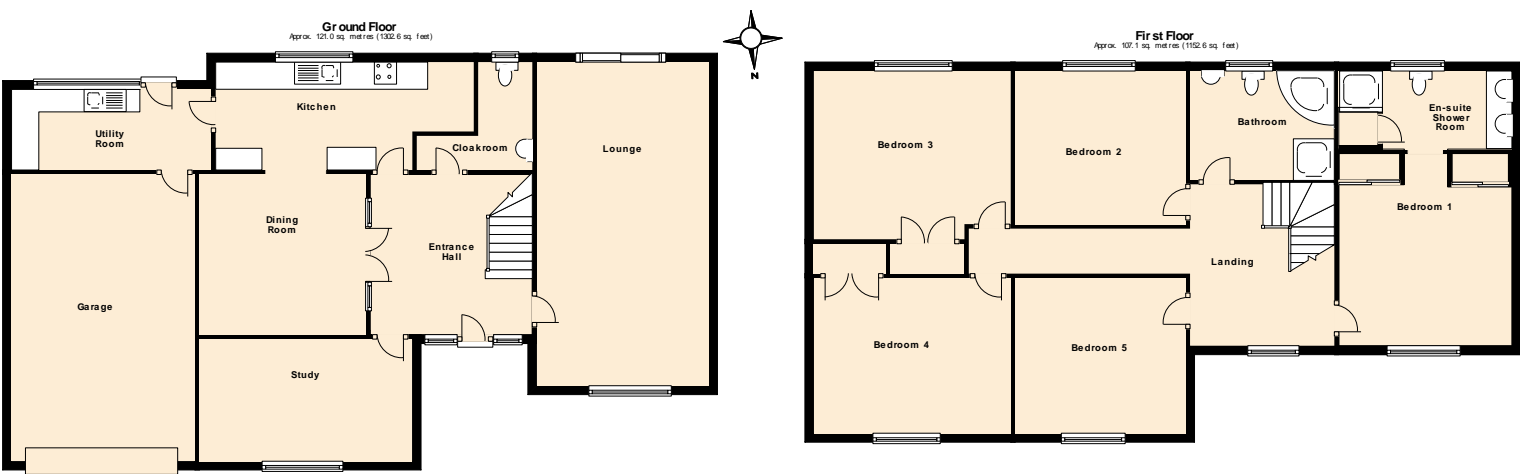
THE SOUTH FACING ROOF Has a 3.92 kWp photo voltaic solar systems, (MCS certificate MCS-00083701-N commissioned 1st August 2011) giving a SAP Output Rating of an average 3842 kWh/ year with an expected annual, tax free, RPI linked yield of £2233 (12 Nov. 2013). The MCS certificate qualifies the PV system for the 25 year Government Feed-in Tariff statute. The 16 PV panels carry Sharp Energy Solution Europe full functional and output guarantee, and also has a complete Evacuated Tube (18 tubes by Ritter GmbH) Solar domestic hot water heating system rated at a nominal 2,250 kWh/ year.

OUTGOINGS We understand the property is in band ' G ' for council tax purposes and the amount payable for the year 2015/2016 is £2614.10 (by internet enquiry with Plymouth City Council). These details are subject to change.

SERVICES Mains water (water meter), gas, electricity and mains drainage (reduced tariff based on own soakaways for surface water).

VIEWING By appointment with MANSBRIDGE & BALMENT on 01752 791333.

FLOOR PLANS AND ENERGY PERFORMANCE CERTIFICATE These plans 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. Copyright Mansbridge Balment 2015. **P6594**





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

E: plymouth@mansbridgeandbalment.com

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