

mansbridgebalment

Celebrating 45 years opening doors 1971 - 2016

**16 Spring Park, Woolwell,
Plymouth, Devon, PL6 7SL**

£325,000



Independent. Professional. Trusted.

www.mansbridgebalment.co.uk

DESCRIPTION

A superb four bedroom detached house situated at the end of this quiet cul de sac occupying an enviable plot incorporating a driveway for approximately four vehicles, a good sized detached garage and south facing rear garden. The property is a credit to its owners who have created some excellent storage solutions throughout the property and is finished to an excellent standard. Internally the living accommodation is arranged over two levels and briefly comprises entrance hall, cloakroom, study with fitted furniture, utility room, living room, dining room and kitchen/breakfast room on the ground floor, four double bedrooms (master en suite) and a high spec family bathroom on the first floor. The kitchen/breakfast room is a great feature of the property and has been recently fitted with a fantastic range of units including soft close mechanisms, impressive storage designs and feature lighting. The bedrooms offer a range of fitted wardrobes and bedroom furniture whilst the en suite shower room and family bathroom benefit from high quality fittings including underfloor heating. PVCu double glazing and gas central heating are fitted throughout.

The rear garden benefits from a sought after south facing aspect and offers relatively low maintenance predominantly laid to Lawn and patio enclosed by fence and wall boundaries. We highly recommend an internal viewing to fully appreciate all the unique features this great family home has to offer.

WOOLWELL

Woolwell itself is situated approximately four miles from Plymouth city centre and provides a large Tesco superstore. 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 Dartmoor National Park to the north.

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.

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.

VIEWINGS

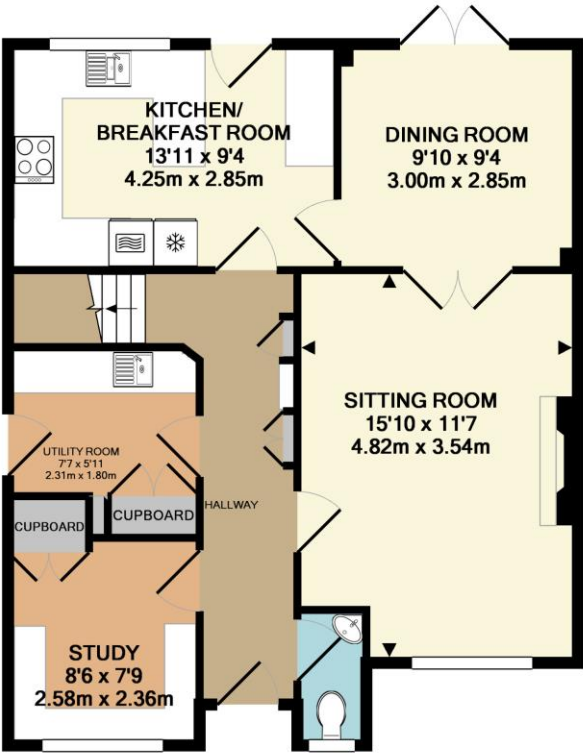
By appointment with MANSBRIDGE & BALMENT on 01752 791333.

OUTGOINGS

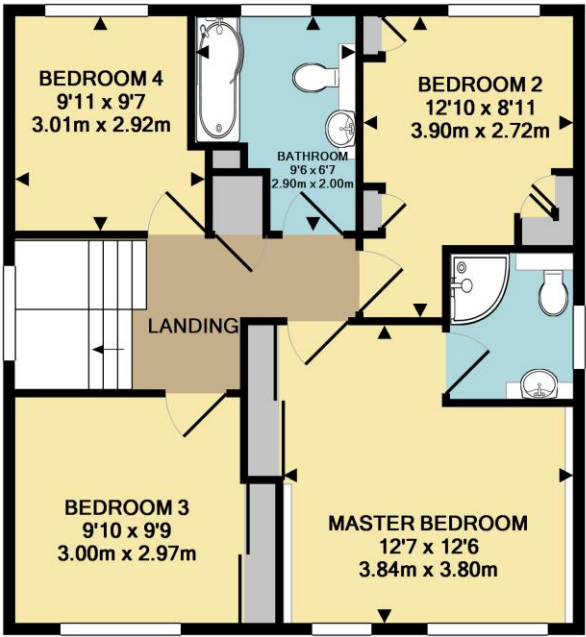
We understand the property is in band ' E ' for council tax purposes and the amount payable for the year 2016/2017 is £1955.32 (by internet enquiry with South Hams District Council). These details are subject to change.

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 2016. **P6782**



GROUND FLOOR
APPROX. FLOOR
AREA 633 SQ.FT.
(58.8 SQ.M.)

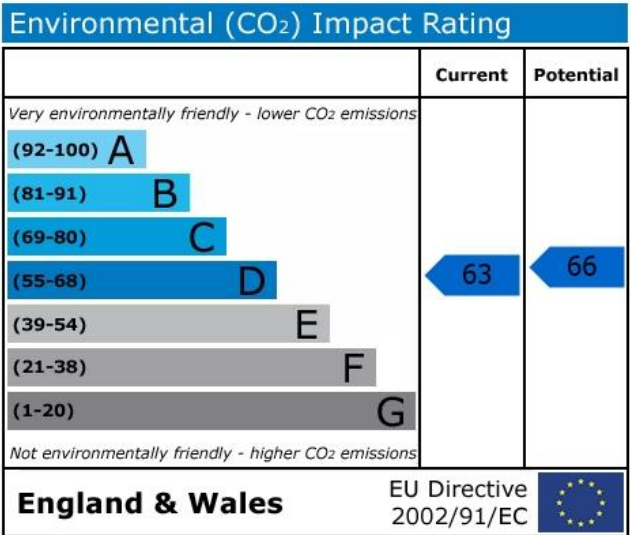
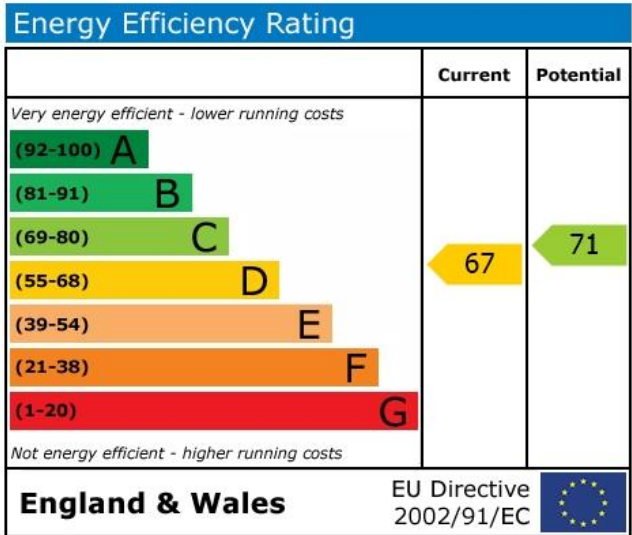


1ST FLOOR
APPROX. FLOOR
AREA 591 SQ.FT.
(54.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 1223 SQ.FT. (113.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustration purposes only and should be used as such.
Made with Metropix ©2016





WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB

TEL: 01752 791333

E: plymouth@mansbridgeandbalment.com

**TAVISTOCK • YELVERTON • BERE PENINSULA • OKEHAMPTON •
• PLYMOUTH CITY • NORTH PLYMOUTH • TORPOINT • LONDON MAYFAIR**

twitter

facebook

**The Property
Ombudsman**

**Relocation
agent
network**

rightmove.co.uk

**National Association of Estate Agents
NAEA**

Mansbridge & Balment for themselves and for the sellers/landlords of this property whose agents they are give 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 Mansbridge & Balment 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.