



Woollcombe Avenue, Plymouth PL7 1LB

welcome to

Woollcombe Avenue, Plymouth

**** GUIDE PRICE £250,000-£260,000 ****

Bright and spacious three-bedroom semi-detached home featuring a driveway, sizeable kitchen, utility area, and a stunning open-plan living/conservatory space with wood burner. Boasting a large fully enclosed garden with side and rear access. Book your viewing!



Entrance Hall:

Double glazed obscured door to front elevation. Double glazed window to side elevation. Newly laid LVT flooring. Newly fitted doors leading through to utility area and lounge.

Kitchen:

Beautifully sized kitchen with fitted wall and base level units offering smart space saving designs and pull out corner cupboard - perfect for maximising usable storage space. Large double glazed window to front elevation. Worktop. 1 1/2 bowl ceramic sink drainer with mixer tap over. Space for dishwasher. Space for electric cooker with cookerhood over. Large built in larder. Integrated fridge. . Plain plastered walls and ceiling. Extractor fan. Insert spotlighting. Newly laid LVT flooring.

Utility Room:

Double glazed obscured window to front elevation. CH boiler. Plumbing and space for washing machine. Space for dryer also. Door leading through to the bathroom.

Bathroom:

Obscured double glazed window to rear elevation. Bath with mixer taps over. Wash hand basin with built in vanity unit and mixer tap over. Wall mounted cupboard and mirror with insert spotlighting. Wall mounted heated towel rail. Low level WC. Walk-in shower cubicle with new fitted shower running off mains supply. Partly tiled. Newly laid LTV Flooring.

Lounge Area:

Newly fitted multi-fuel stove with hearth. TV point. Large understairs storage cupboard housing electrics. Plain plastered walls and ceiling. LVT flooring. Room has been enhanced by where it now naturally flows through to the conservatory creating an open plan living design.

Conservatory:

The conservatory area features dual aspect obscured double glazed windows to side elevations. Double glazed sliding patio doors leading directly out to fully enclosed rear garden. Insert spotlighting, Newly laid LVT flooring.

Rear Garden:

The rear garden is perfectly sized and is fully enclosed with both side and rear access. The garden is south facing with partly patio areas and a large greenhouse. There is a level mainly laid to lawn area completed by plan and shrub borders. There is also access to the converted living space within the detached shed and separately a sizable wooden tools storage shed.

Detached Converted Shed:

The shed has been converted to a usable living space featuring a double glazed window to side elevation and upvc door to front elevation. There are both power and lighting, along with newly laid vinyl flooring. American style fridge freezer is also housed within.

Landing:

Double glazed window to side elevation. Newly laid waffle-style carpeted flooring. Access to loft with pull down ladder.

Master Bedroom:

Sizable double glazed window to front elevation. Radiator. Large built in wardrobe. Newly laid carpeted flooring. Newly fitted door.

Bedroom Two:

Sizable double glazed window to rear elevation with garden view. Radiator. Newly laid carpeted flooring. Newly fitted door.

Bedroom Three:

Double glazed window to front elevation. Newly laid carpeted flooring. Radiator. Newly fitted door.

Upstairs Wc:

Obscured double glazed window to side elevation. Low level WC. Radiator. Corner wash hand basin with built in vanity unit and mixer tap over. Newly laid LVT flooring. Partly tiled. Newly fitted door.

Front Garden:

The front garden benefits from a low maintenance design, featuring plant and shrub borders.

Off Road Parking:

The property features a driveway for one vehicle via a dropped kerb.



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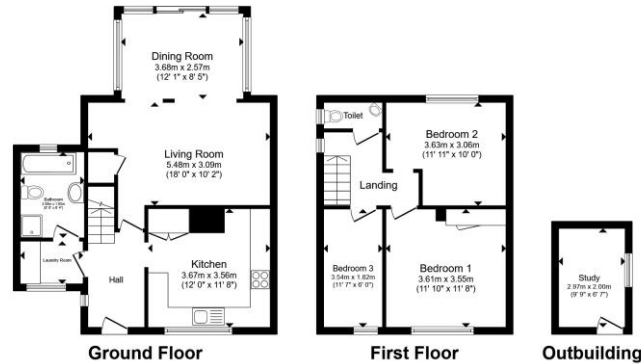
welcome to

Woollcombe Avenue, Plymouth

- Three-bedroom semi-detached family home
- Driveway providing off-road parking for one vehicle
- Spacious living room with wood-burning stove
- Open-plan living area leading into the conservatory
- Practical utility area

Tenure: Freehold EPC Rating: D

Council Tax Band: A



Total floor area 97.8 m² (1,052 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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guide price

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PYP104782 - 0002

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