

22 Forresters Drive, Woolwell, Plymouth, PL6 7QA

Plymouth

Guide Price

£190,000

A two bedroom end-terrace property situated in a popular residential cul-de-sac offering easy access to local amenities. The living accommodation is well presented throughout is arranged over two levels comprises; entrance hall, lounge/diner, fitted kitchen and conservatory on the ground floor. On the first floor the landing leads to a modern family bathroom and two bedrooms. Externally there are front and rear gardens and a allocated parking nearby. The property benefits from PVCu double glazing and gas central heating.

The living accommodation.
Approached through PVCu double glazed front door to.

ENTRANCE HALL
Stairs to first floor, door to.

LOUNGE
Built in storage cupboard, PVCu double glazed window to rear, radiator, PVCu double glazed sliding doors to.

CONSERVATORY
Part brick conservatory with PVCu double glazed door to rear garden.

KITCHEN
Roll edged worksurfaces with cupboards and drawers under and matching wall units, single drainer stainless steel sink unit with mixer tap, electric / gas cooker point, plumbing for washing machine, tiled splashbacks, wall mounted gas boiler which serves domestic hot water and central heating system, PVCu double glazed window to front.

FIRST FLOOR LANDING
Doors to all first floor accommodation, built in storage cupboard with radiator, access to loft.

BEDROOM ONE
PVCu double glazed window to rear, built in wardrobes, radiator.

BEDROOM TWO
PVCu double glazed window to rear, radiator.

BATHROOM
Matching suite comprising panelled bath with shower over, low level w.c, wash hand basin with cupboards under, extractor fan, heated towel rail, parted tiled walls, PVCu double glazed frosted window to front.

EXTERNALLY
Front- path to front door with adjacent lawned garden.

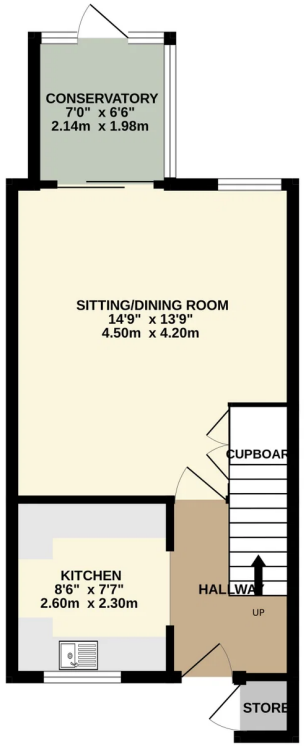
Rear - paved area leads to a low maintenance artificial lawned garden enclosed by fence and house boundaries.

PARKING
One allocated parking space nearby.

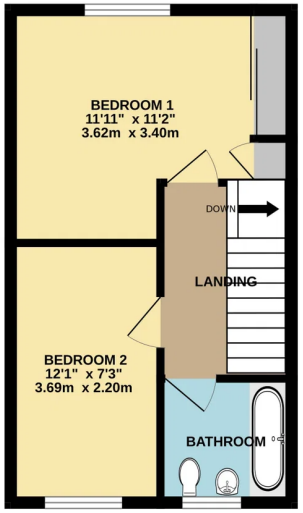




GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



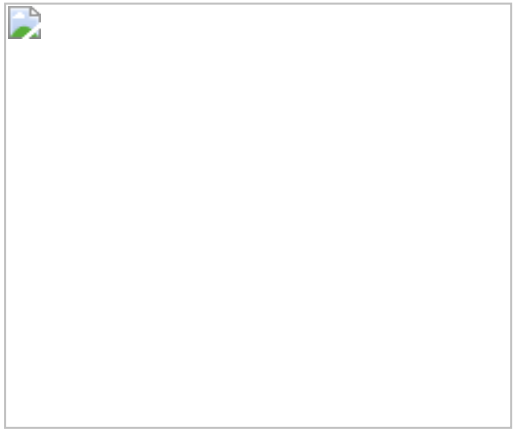
1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.

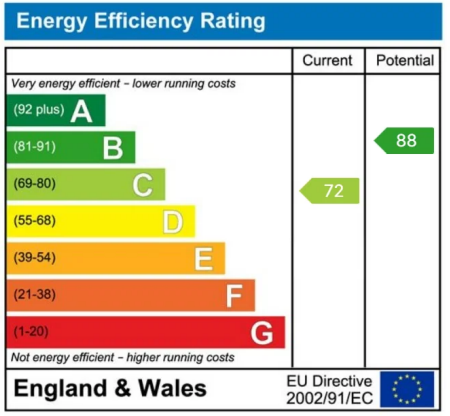


TOTAL FLOOR AREA : 686 sq.ft. (63.7 sq.m.) approx.

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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OUTGOINGS SOUTH HAMS

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2026/2027 is £2,014.02 (by internet enquiry with South Hams District Council). These details are subject to change.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection FTTP.

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.

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.
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