

**Contact us**

Central Plymouth Office  
22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA

**(01752) 514500**

North Plymouth and  
Residential Lettings Office

56 Morshead Road  
Crownhill  
Plymouth  
PL6 5AQ

**(01752) 772846**

**Email Us**

info@plymouthhomes.co.uk

**Website**

www.plymouthhomes.co.uk

**Opening Hours**

Monday - Friday  
9.15am—5.30pm

**Saturday**

9.00am—4.00pm

(Central Plymouth Office Only)

**Our Property Reference:**

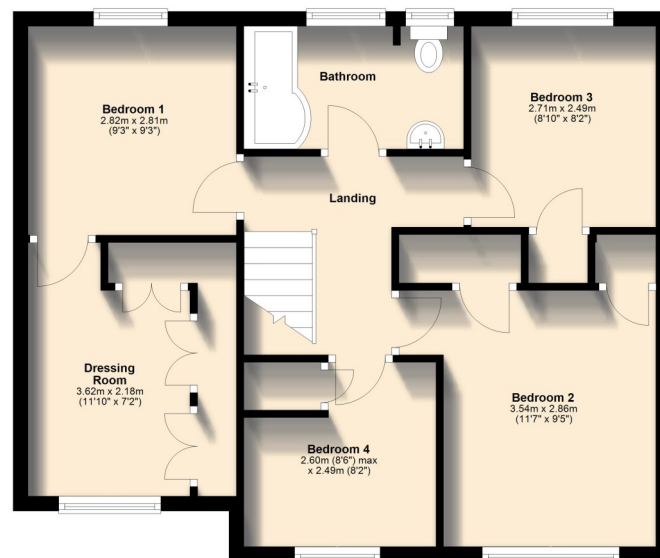
01/D/26 5919



**Ground Floor**  
Approx. 57.9 sq. metres (623.1 sq. feet)

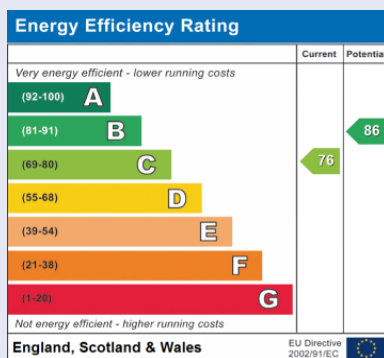


**First Floor**  
Approx. 56.1 sq. metres (603.6 sq. feet)



**Further Information...**

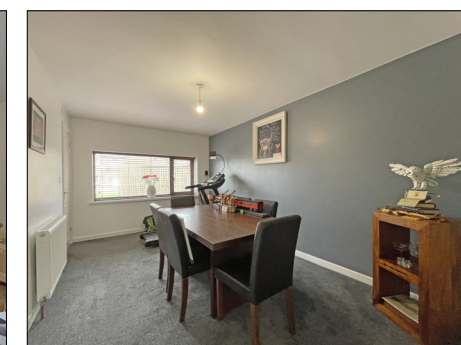
Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.



**PLYMOUTH HOMES** ESTATE AGENTS



**Draft Details – Not Approved & Subject To Change**



- FOUR BEDROOMS
- EXTENDED
- ACCOMMODATION
- LEVEL REAR GARDEN
- OFF ROAD PARKING
- MODERN KITCHEN
- LARGE BATHROOM
- DOUBLE GLAZING

**12 New Wood Close, Woolwell,  
Plymouth, PL6 7SD**

*We feel you may buy this property because...*

'This spacious family home is positioned towards the head of a cul de sac and offers extended accommodation, to include four bedrooms.'

**£350,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Number of Bedrooms

Four Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

Driveway

## Outside Space

Enclosed Garden

## Council Tax Band

C

## Council Tax Cost 2026/2027

Full Cost: £2,301.73

Single Person: £1,726.30

## Stamp Duty Liability

First Time Buyer: £2,500

Main Residence: £7,500

Home or Investment

Property: £25,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

## Title Plan Guideline



## Introducing...

This well presented family home has been extended to offer a spacious family home. The accommodation comprises: entrance hall, lounge, study area, modern fitted kitchen, downstairs wc, separate dining room, master bedroom with a large dressing room, three further bedrooms and a large family bathroom. Externally the property has a large level rear garden and a brick paved driveway providing off road parking to the front. Positioned at the head of a cul de sac and siding onto established trees, Plymouth Homes highly recommend this comfortable family home.

## The Accommodation Comprises...

### GROUND FLOOR

Entrance door opening to:

#### ENTRANCE HALL

Double glazed window to the front, stairs to the first floor landing.

#### LOUNGE

**4.47m (14'8") max x 3.69m (12'1")**

Double glazed window to the front, radiator, understairs storage cupboard, open plan to:

#### STUDY AREA

**3.22m (10'7") x 2.88m (9'5")**

Double glazed twin doors opening to the rear garden, storage cupboard, door to:

#### KITCHEN

**4.47m (14'8") max x 3.22m (10'7")**

Impressive kitchen fitted with a matching range of modern base and eye level units with worktop space above, 1+1/2 bowl composite sink unit with a single drainer and mixer tap, electric oven with a four ring ceramic hob and cooker hood above, glass splashback, built-in microwave, two double glazed windows to the rear, recessed spotlights, concealed gas combination boiler serving the heating system and domestic hot water, door to:

#### CLOAKROOM

Frosted double glazed window to the side, wash hand basin, low-level WC, tiled walls.



#### DINING ROOM

**4.76m (15'8") x 2.69m (8'10")**

Double glazed window to the front, radiator, door to the kitchen and entrance hall.

#### FIRST FLOOR

#### LANDING

Access to the loft.

#### BEDROOM 1

**2.82m (9'3") x 2.81m (9'3")**

Double glazed window to the rear, recessed spotlights, door to:

#### DRESSING ROOM

**3.62m (11'10") x 2.18m (7'2")**

Double glazed window to the front, radiator, recessed spotlights, built-in wardrobes to two walls.

#### BEDROOM 2

**3.54m (11'7") x 2.86m (9'5")**

Double glazed window to the front, two built-in wardrobes, radiator.

#### BEDROOM 3

**2.71m (8'10") x 2.49m (8'2")**

Double glazed window to the rear, built-in double, radiator.

#### BEDROOM 4

**2.60m (8'6") max x 2.49m (8'2")**

Double glazed window to the front, radiator, over-stairs storage cupboard.



#### BATHROOM

Large bathroom with a suite comprising a 'P' shape bath with independent shower (with an overhead rain and adjustable height shower head) and screen, vanity wash hand basin, low-level WC, part tiled walls, heated towel rail, shaver point and light, 2 frosted double glazed windows to the rear, recessed spotlights.

#### OUTSIDE

#### FRONT

Brick paved driveway providing off road parking, gate to the rear garden.

#### REAR

**11.3m (37') x 10.4m (34') plus side area**

Good size rear garden siding onto established trees, mainly laid to lawn with a large decked seating area. The garden is enclosed by fencing with a side access gate and paved patio area, timber garden shed, raised display borders, outside water tap.

