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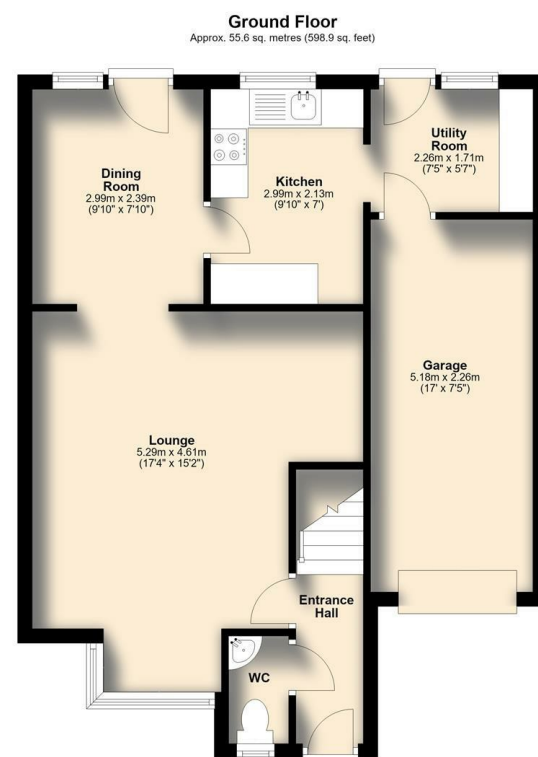
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Our Property
Reference:
19766641

Floor Plans...



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. Neither Plymouth Homes Estate Agents nor any of it's 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**



- POPULAR LOCATION
- SECLUDED POSITION
- DETACHED HOME
- THREE BEDROOMS
- DOWNSTAIRS WC
- REAR GARDEN
- UTILITY ROOM
- ENERGY RATING: BAND TBC

**65 Bowers Park Drive, Woolwell,
Plymouth, PL6 7SH**

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

Of the ever-popular residential location and secluded position of this detached home.

Offers In Excess Of
£297,000

www.plymouthhomes.co.uk

Number of Bedrooms
3

Property Construction
Add text here

Heating System
Add text here

Water Meter
Add text here

Parking
Add text here

Outside Space
Add text here

Council Tax Band

Council Tax Cost
2021/2022
Full Cost: Add text here
Single Person: Add text here

Stamp Duty Liability
First Time Buyer: Add text here
Main Residence: Add text here
Second Home of Investment Property: Add text here

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

Introducing

This detached home is set with a secluded position within the popular residential area of Woolwell. Internally the accommodation offers entrance hall, lounge, dining area, kitchen, utility, downstairs wc, three bedrooms and a shower room. Further benefits include double glazing, central heating, internal access to the garage and externally there is a driveway and an enclosed rear garden. Plymouth Homes advise an early viewing to appreciate the position of this lovely home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A uPVC part glazed entrance door opens into the entrance hall.

ENTRANCE HALL

With radiator, wood effect laminate flooring, stairs rising to the first-floor landing, doors to the downstairs wc and the lounge.

DOWNSTAIRS WC

With obscure double-glazed leaded window to the front, fitted with a two-piece suite comprising low level wc, pedestal wash hand basin, radiator, wood effect laminate flooring, coving to ceiling.

LOUNGE

17'4" x 15'1"
With double glazed leaded bay window to the front, radiator, wood effect laminate flooring, coving to ceiling, open plan into the dining room.

DINING AREA

9'9" x 7'10"
With double glazed leaded window to the rear, radiator, wood effect laminate flooring, coving to ceiling, uPVC half glazed door to the garden, door into the kitchen.

KITCHEN

9'9" x 6'11"
Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, space for fridge/freezer, fitted electric oven and four ring gas hob with pull out cooker hood above, obscure glazed leaded window to the rear, tiled flooring, coving to ceiling, open plan doorway into the utility room.



UTILITY

7'4" x 5'7"
Fitted base units with worktop space above, sink unit with taps, space for dishwasher, double glazed leaded window to the rear, radiator, tiled flooring, coving to ceiling, uPVC half glazed door opening to the garden, internal door into the garage.

FIRST FLOOR

LANDING

Built in airing cupboard with shelving and housing the hot water cylinder, coving to ceiling, access to the loft space.

BEDROOM 1

12'9" max x 9'3" max
With two double glazed leaded windows to the front, wood effect laminate flooring, coving to ceiling, built in storage cupboard and storage recess with a hanging rail for clothing.

BEDROOM 2

9'9" x 8'7"
With double glazed leaded window to the rear, radiator, wood effect laminate flooring, coving to ceiling.

BEDROOM 3

9'9" x 6'2"
With double glazed leaded window to the rear, wood effect laminate flooring, coving to ceiling.

SHOWER ROOM

5'10" x 5'8"
Fitted with a three-piece suite comprising double shower enclosure with fitted electric shower above and shower screen, pedestal wash hand basin, low-level WC, radiator/towel rail, extractor fan, wall mounted mirror, panelled splashbacks, obscure double-glazed leaded window to the side, coving to ceiling.

OUTSIDE

FRONT

The property is approached via a long driveway from the roadside leading to the property. The property has a small front garden area and a side pathway to the rear garden. The two properties to the left side of the house have a right of way across the driveway to access their own houses.

REAR

The rear opens to a garden measuring 9.82m (32'3'') max at longest x 10.29 (33'9'') max at widest and comprising paved and lawned areas.

INTEGRAL GARAGE

16'11" x 7'4"
With up and over door to the driveway, plumbing for domestic appliances, light and power, pitched roof ideal for storage.

AGENT'S NOTE

These sales particulars are only in draft format and have yet to be approved by the seller. They are therefore subject to change.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	