



## 2 Campion View

Woolwell, Plymouth, PL6 7TA

**£1,600 Per Calendar Month**



Available from January 2026 is this lovely detached family home located in the Woolwell district of Plymouth. The accommodation briefly comprises an entrance hall, office/bedroom five with an ensuite wc, good-sized lounge leading to a conservatory, modern fitted kitchen/dining room with built-in appliances and a utility on the ground floor. On the first floor are 4 bedrooms, family bathroom and a new master ensuite. Outside there is a moderate-sized garden to the rear & off-road parking to the front.



## CAMPION VIEW, WOOLWELL, PL6 7TA

### ACCOMMODATION

Access to the property is gained via a covered entrance with a uPVC part double-glazed entrance door leading into the entrance hall.

#### ENTRANCE HALL 10'11" x 5'11" (3.35 x 1.82)

Providing access to the ground floor accommodation. Stairs rising to the first floor.

#### OFFICE/BEDROOM FIVE 12'1" x 7'8" (3.70 x 2.34)

Double-glazed window to the front elevation. Doorway leading to the ensuite wc.

#### ENSUITE WC 6'2" x 3'6" (1.88 x 1.09)

Fitted with a low level toilet and a corner sink unit. Window to the side elevation.

#### LOUNGE 15'4" x 12'11" (4.69 x 3.95)

Inset 'Living Flame' gas fire. Double-glazed window to the rear elevation. Sliding doors leading to the conservatory.

### CONSERVATORY

uPVC double-glazed windows and doors providing a pleasant outlook and access onto the rear garden.

#### KITCHEN/DINER 19'1" x 8'2" (5.83 x 2.49)

Range of matching white high gloss eye-level and base units with work surfaces. Inset one-&a-half bowl sink unit. Built-in 4-ring electric hob. Under-counter fridge. Under-counter freezer. Integrated dishwasher. Cupboard concealing the gas boiler. Double-glazed windows to the front and side elevations. Doorway leading to the utility.

#### UTILITY 4'11" x 8'2" (1.52 x 2.49)

Work surface with sink unit. Space and plumbing for washing machine. Double-glazed patio doors leading out to the rear.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Built-in storage cupboard. Double-glazed window to the side elevation.

#### BEDROOM ONE 12'4" x 10'1" (3.76 x 3.08)

Double-glazed window. Fitted wardrobe. Doorway leading to the ensuite shower room.

#### ENSUITE SHOWER ROOM 9'1" x 5'6" at widest points (2.77 x 1.68 at widest points)

A newly-fitted ensuite comprising a corner shower cubicle, sink unit and a low level toilet. Vertical towel rail/radiator. Obscured double-glazed window to the side elevation.

#### BEDROOM TWO 9'4" x 10'1" (2.86 x 3.08)

Double-glazed window to the rear elevation. Fitted wardrobe.

#### BEDROOM THREE 8'11" x 8'2" at widest points (2.72 x 2.51 at widest points)

Double-glazed window to the front elevation. Built-in storage.

#### BEDROOM FOUR 7'7" x 8'3" at a height of 4'11" (2.33 x 2.54 at a height of 1.5m)

Sloping ceiling to the front elevation. Fitted wardrobe.

#### BATHROOM 7'6" x 5'11" at a height of 4'11" (2.29 x 1.82 at a height of 1.5m)

Sloping ceiling with a Velux-style window to the front elevation. Comprising a panel, low level toilet and a sink unit.

### OUTSIDE

To the front of the property there is off-road parking for 2 vehicles together with a lawned and planted garden with mature shrubs and bushes. A path leads down the side of the property through to the rear garden, which is enclosed and mainly laid to lawn. There is a patio area and space for a timber shed.

### COUNCIL TAX

South Hams District Council

Council tax band D

### Rental holding deposit

The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

## Area Map



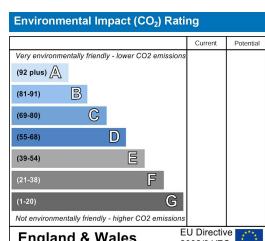
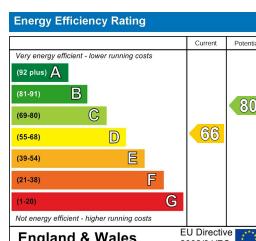
## Floor Plans



1ST FLOOR



## Energy Efficiency Graph



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