



## 24 Woollcombe Avenue

Plympton, Plymouth, PL7 1LB

**£180,000**



Offered with no onward chain, this Cornish unit is located in the heart of Plympton, & briefly comprises a spacious entrance hallway, kitchen/diner, lounge, 2 double bedrooms, shower room & separate wc. Outside, to the front there is a garden with a driveway running alongside the house, providing off-road parking for one car & to the rear there is a sunny, southwesterly-facing garden. With its PRC certificate for mortgage-ability it is in need of modernisation throughout, this is an excellent opportunity for those looking to put their own stamp on a property & add value.





WOOLLCOMBE AVENUE, PLYMPTON, PLYMOUTH PL7 1LB

ACCOMMODATION

uPVC door opening into the entrance hallway.

ENTRANCE HALLWAY 9'7" x 5'5" (2.94 x 1.66)

Doors leading to the kitchen/diner and the lounge. Stairs ascending to the first floor. Obscured double-glazed window to the side elevation. Wall-mounted boiler.

LOUNGE 9'10" x 18'0" max (3.02 x 5.50 max)

Built-in under-stairs cupboard housing the consumer unit, gas and electricity meters. uPVC double-glazed window to the rear elevation.

KITCHEN/DINER 11'8" x 11'4" max (3.58 x 3.47 max)

Range of matching wooden base and wall-mounted units with a roll-edged laminate worktop, stainless-steel sink unit with mixer tap and inset 4-burner gas hob. Built-in electric oven. Spaces for a washing machine and fridge/freezer. Built-in larder cupboard. uPVC double-glazed window to the front elevation.

FIRST FLOOR LANDING 7'0" x 5'8" (2.15 x 1.74)

Doors providing access to the first floor accommodation. Access hatch to loft. uPVC double-glazed window to the side elevation.

BEDROOM ONE 11'9" x 11'6" (3.60 x 3.52)

Built-in cupboard. uPVC double-glazed window to the front elevation.

BEDROOM TWO 12'0" x 9'11" (3.68 x 3.03)

uPVC double-glazed window to the rear elevation.

SHOWER ROOM 11'6" x 6'0" (3.53 x 1.83)

Corner shower cubicle with an electric shower and a pedestal wash handbasin. Built-in storage cupboard. Obscured-glass uPVC double-glazed window to the side elevation.

SEPARATE WC 5'8" x 2'8" (1.73 x 0.82)

Close-coupled toilet. Obscured glass uPVC double-glazed window to the side elevation.

OUTSIDE

The house is approached via a driveway running alongside the house, providing off-road parking for one vehicle, leading to a brick-build shed (3.11m x 2.14m) and, in turn, to the rear garden. There is a small area of garden to the front and to the rear the garden is southwesterly-facing, including a patio area and a greenhouse, partially enclosed by a brick wall and fence panelling. A path leads down the centre of the garden to a gate providing access to a public footpath.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

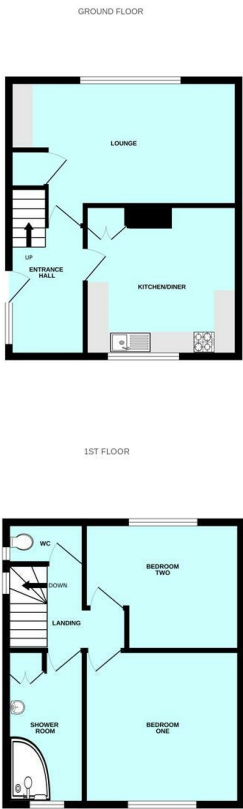
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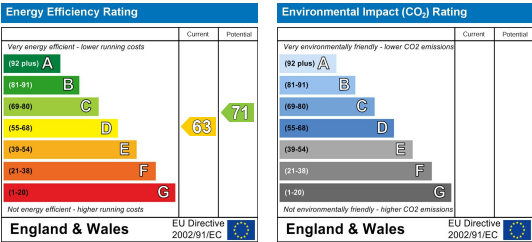
Area Map



Floor Plans



Energy Efficiency Graph



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