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# 28 Corner Brake

Woolwell, Plymouth, PL6 7QP

**Offers Over £165,000**

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A well presented corner house tucked away in a cul-de-sac road in Woolwell. The accommodation comprises entrance hall, open plan lounge/diner, kitchen with a Valiant boiler, 1 double bedroom with a dressing area & bathroom. There is an enclosed garden with visitor & residential parking close by on a first come first served basis.







## CORNER BRAKE, WOOLWELL, PLYMOUTH, PL6 7QP

### ACCOMMODATION
Entrance via uPVC obscured double-glazed door opening up into the entrance hall.

### ENTRANCE HALL 4'11" x 3'10" (1.51m x 1.18m)
Carpeted footwell. Staircase rising up to 1st floor landing with open recess under. Room opens into the lounge/diner.

### LOUNGE/DINER 13'1" x 11'5" (4m x 3.49m)
Ample pace for sofas & dining table. uPVC double-glazed sliding patio door opens up out to the rear garden. Wooden door with glazed panels opens up into the kitchen.

### KITCHEN 13'1" x 5'2" (3.99m x 1.58m)
Matching base & wall-mounted units to include integrated oven. Spaces for washing machine & upright fridge/freezer. Roll edge laminate work surfaces with inset 4 ring induction hob with a filter hood over, 1.5 sink unit with mixer tap single drainer. Tiled splashback. Tiled floor. Wall-mounted Vaillant boiler. uPVC double-glazed window to rear opening out onto the rear garden.

### FIRST FLOOR LANDING
Doors opening up to the bathroom & bedroom.

### BEDROOM 11'4" x 10'0" (3.46m x 3.05m)
Door to storage cupboard above stairwell rise. uPVC double-glazed window to rear overlooking the garden. Opening into dressing room.

### DRESSING ROOM 6'6" x 1'2" plus wardrobes (2m x 0.36m plus wardrobes)
Fitted wardrobes along one wall with shelving & hanging rail. uPVC double-glazed window to rear overlooking the garden.

### BATHROOM 6'2" x 6'2" (1.9m x 1.89m)
Matching suite of panelled bath with an electric Triton shower over. Pedestal wash-hand basin. Close coupled wc. Part-tiled walls. Extractor fan. Chrome heated towel rail. Access hatch to roof void. Wood-effect laminate flooring.

### OUTSIDE
Property is approached via a paved path leading to the front door & path leads alongside the property through wooden gate to rear garden. To the rear, an enclosed garden consisting of lawn, a shed to one side & a raised flowerbed with inset shrubs, plants & a tree. Boundaries are wood panelled fncing.

### COUNCIL TAX
Plymouth City Council
Council Tax Band: A

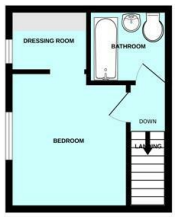
### SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map

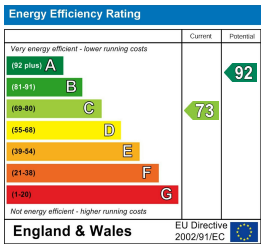


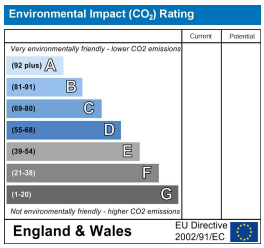

## Floor Plans




## Energy Efficiency Graph

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