



## 47 The Heathers

Woolwell, Plymouth, PL6 7QS

£700,000





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## THE HEATHERS, WOOLWELL, PLYMOUTH, PL6 7QS

### LOCATION

Found in this popular established residential area of Woolwell with a good variety of local services & amenities to hand. There is convenient access into the city & close by connection to major routes in other directions.

### ACCOMMODATION

#### GROUND FLOOR

##### STORM PORCH

Running across the front.

##### LOBBY

7'9 x 2'10 (2.36m x 0.86m)

##### HALL

14' x 6'5 (4.27m x 1.96m)

Staircase to the first floor.

##### KITCHEN

23'2 x 7'9 in part 17'6 maximum (7.06m x 2.36m in part 5.33m maximum)

Fitted with an excellent range of integrated appliances including an upright fridge, upright freezer, 3 Smeg ovens & the central oven incorporating a microwave with hot drawer under. A large granite covered central island with under-mounted 1.5 bowl sink unit with Franke hot water tap. Boiler servicing the main part of the house.

##### DAY LOUNGE

20' x 11'1 (6.10m x 3.38m)

Window to the front. Juliette balcony with far reaching views to the rear. Feature fireplace.

##### WEEKEND LOUNGE

20'6 x 20'2 (6.25m x 6.15m)

Two wide picture windows to the front. Two windows/courtesy door to the rear with Juliette balcony & far reaching views. Door to;

##### UTILITY ROOM

9' x 8'3 maximum (2.74m x 2.51m maximum)

To the rear a sink unit. Spaces suitable for a washing machine & tumble-dryer. From the front lobby into office/annexe accommodation.

##### ROOM ONE

9'8 x 9'8 (2.95m x 2.95m)

Window overlooking drive. Doors leading to;

##### ROOM TWO

9'8 x 8'2 (2.95m x 2.49m)

Windows to the side & rear overlooking the garden.

##### ROOM THREE

17'4 x 8'2 (5.28m x 2.49m)

Windows to the drive & rear.

##### WC

8'7 x 2'11 (2.62m x 0.89m)

Wash hand basin & wc.

### FIRST FLOOR

##### LANDING

14'3 x 6'3 (4.34m x 1.91m)

Incorporating airing cupboard with Gledhill Stainlesslite hot water tank.

##### DRESSING ROOM

8'3 x 5'9 (2.51m x 1.75m)

Access into;

## MASTER BEDROOM

18'1 x 15'11 maximum (5.51m x 4.85m maximum)

Two feet deep built-in wardrobes across one end. Two wide picture windows to the rear enjoying far reaching views. Door to;

## EN-SUITE BATHROOM

12'2 x 4'7 (3.71m x 1.40m)

Quality suite with bath, separate large shower, wc and His & Hers wash hand basins.

## BEDROOM TWO

12'1 x 11'1 floor area (3.68m x 3.38m floor area)

Two feet deep built-in wardrobes to one end. Window to the rear with long views.

## BEDROOM THREE

11'3 x 11'3 (3.43m x 3.43m)

Wardrobes. Window to the rear with long views.

## BEDROOM FOUR

11'2 x 8'6 (3.40m x 2.59m)

Window to the rear with long views. Built-in wardrobe.

## FAMILY BATHROOM

11'8 x 8'4 maximum (3.56m x 2.54m maximum)

Windows to the side & rear. Quality suite with large separate shower, wash hand basin, corner wc & oval panelled bath with shower mixer & handheld spray.

## EXTERNALLY

Private drive with space for up to 9 vehicles. Extensive wrap around landscaped southerly facing side & rear gardens. Landscaped with extensive ground works. Extensive patio areas ideal for alfresco entertaining. Steps down to other areas: two level lawns, further patio & wisteria covered trellis.

## GARAGE

16'3 x 12'7 (4.95m x 3.84m)

Remote controlled roll up door. Access to the loft over, which houses the 2nd gas fired boiler servicing the extension.

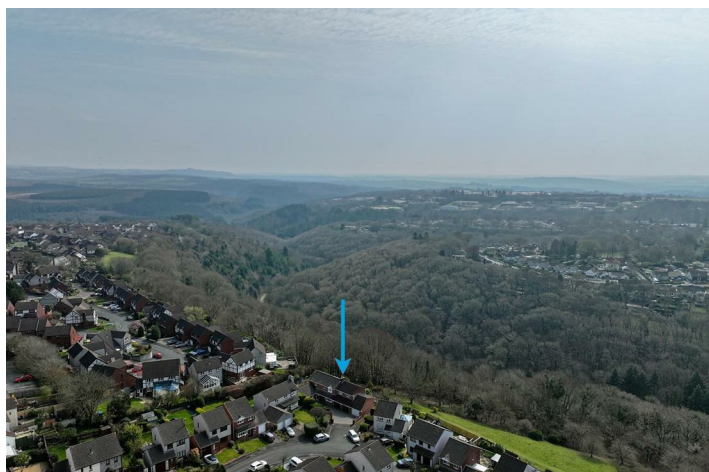
## COUNCIL TAX

South Hams

Council Tax Band: D

## SERVICES

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





Road Map



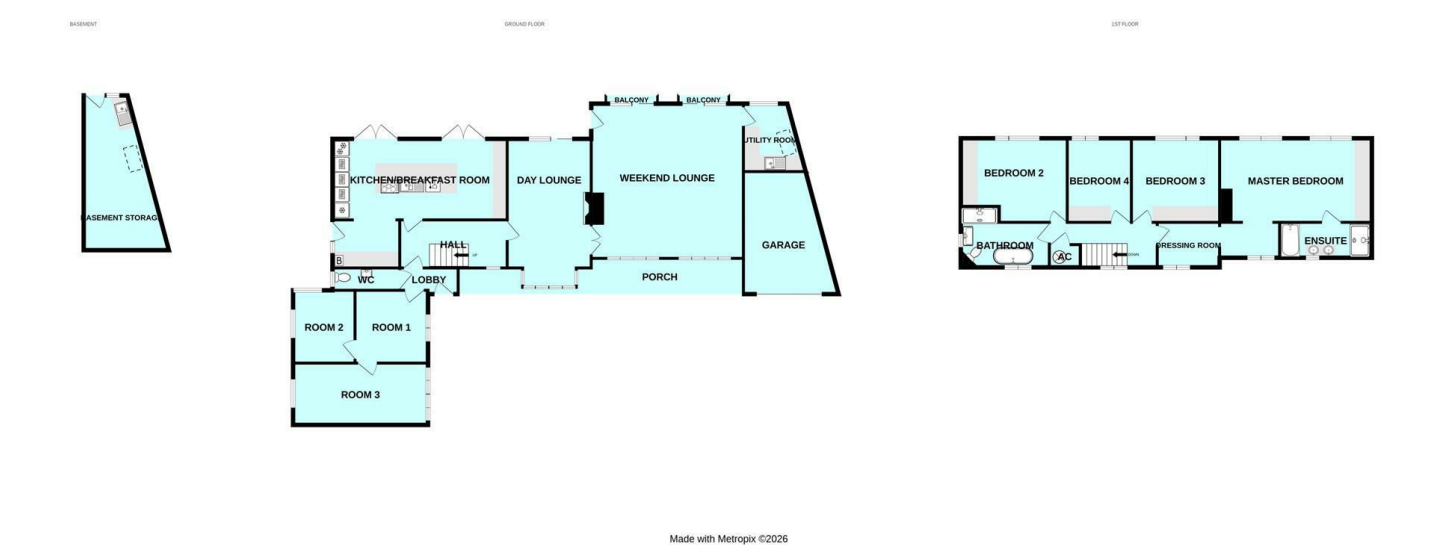
Hybrid Map



Terrain Map



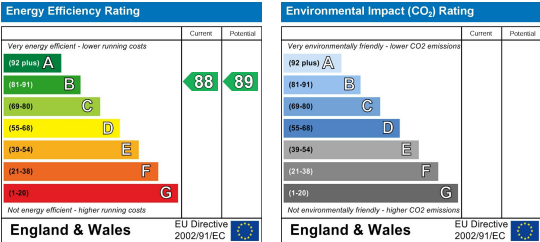
Floor Plan



Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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