



## 17 Solar Crescent

Woolwell, Plymouth, PL6 7FN

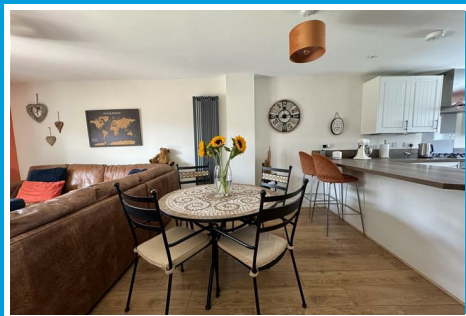
Offers Over £333,000



# 17 Solar Crescent

Woolwell, Plymouth, PL6 7FN

**Offers Over £333,000**



## SOLAR CRESCENT, WOOLWELL, PLYMOUTH, PL6 7FN

### ACCOMMODATION

Entrance via a composite front door with obscured glazed panels opens into the entrance hall.

### ENTRANCE HALL

10'10" x 3'7" (3.31 x 1.1)

Engineered wood flooring. Staircase rising to the first floor landing. Doors leading to the cloakroom & kitchen/diner/lounge.

### CLOAKROOM

5'6" x 2'11" (1.69 x 0.89)

Matching suite of close coupled wc & wall mounted wash hand basin. Brick-style tiled wall to dado height. Obscured uPVC triple-glazed window to the front. Tiled floor. Ceiling spotlights. Vent for air circulation system.

### KITCHEN/DINER

16'7" x 12'9" narrowing to 8'9" (5.07 x 3.91 narrowing to 2.69)

Attractive matching base & wall mounted units to include fitted twin AEG oven, integrated AEG dishwasher, integrated AEG washing machine, integrated AEG fridge/freezer. Roll edge laminate work surfaces have inset 4 ring AEG gas hob with AEG stainless steel extractor hood over & 1.5 bowl sink unit with mixer tap. Matching up-stands. Wall mounted Vaillant boiler concealed in cupboard. uPVC triple-glazed window to the front. Ceiling spotlights. Vent for air circulation system. Engineered wood flooring. Breakfast bar area. Ample space for dining table. Room opens into the lounge area. Door to under-stairs storage cupboard. Twin contemporary wall mounted upright radiators. uPVC triple-glazed French doors open to the garden.

### LOUNGE

16'2" x 12'9" (4.94 x 3.91)

### FIRST FLOOR LANDING

11'3" x 6'11" (3.44 x 2.12)

Doors leading to 3 bedrooms, bathroom & storage cupboard.

### BEDROOM TWO

16'2" x 9'6" (4.94 x 2.9)

Two uPVC triple-glazed windows to the rear overlooking the garden. Vent for air circulation system. Door into en-suite.

### EN-SUITE

7'4" x 3'3" (2.24m x 1)

Matching suite of fitted shower cubical, wall mounted wash hand basin & close coupled wc. Part-tiled walls. Chrome heated towel rail. Ceiling spotlights. Vent for air circulation system.

### BATHROOM

8'10" narrowing to 5'6" x 6'6" narrowing to 3'0" (2.7 narrowing to 1.68 x 1.99 narrowing to 0.92)

Matching suite of panelled bath with fitted shower over, close coupled wc & wall mounted wash hand basin. Stone/concrete effect aqua panelling over the bath, part-tiled to dado height. Chrome heated towel rail. Tiled floor. Ceiling spotlights. Vent for air circulation system.

### BEDROOM THREE

10'6" x 8'10" plus door access area (3.22 x 2.7 plus door access area)

uPVC triple-glazed window to the front. Vent for air circulation system.

### BEDROOM FOUR

6'11" x 9'8" (2.12 x 2.95)

uPVC triple-glazed window to the front. Currently acting as a study.

## SECOND FLOOR LANDING

6'4" x 5'1" (1.95 x 1.55)

Door opening to the master bedroom.

## BEDROOM ONE

16'1" narrowing to 12'8" x 14'3" narrowing 8'6" (4.91 narrowing to 3.88 x 4.35 narrowing 2.6)

Master bedroom with 3 velux windows to the front. Roof light. Room opens into an inner hall.

## HALLWAY

10'5" x 0'5" (3.18 x 0.14)

Wood effect laminate flooring. Doors leading to an en-suite. Storage area houses the Vaillant water tank. Vent for air circulation system & solar panels. The room opens to a walk-in wardrobe.

## WALK-IN WARDROBE

4'40" x 10" x 6'9" (1342 x 2.07)

Wood effect vinyl flooring. Hanging rail & shelving.

## EN-SUITE

6'0" x 5'8" (1.85 x 1.75)

Matching suite of shower cubical, close coupled wc & wall mounted wash hand basin. Chrome heated towel rail. Part-tiled walls. Ceiling spotlights. Vent for air circulation system. Tiled floor.

## OUTSIDE

The property is approached via a driveway allowing off-road parking for 1 vehicle. A paved path leads to the front door which has a bin storage area to one side with hedge border. Privately owned solar panels. Electric car charging point.

## GARDEN

To the rear an enclosed garden which has been landscaped by the current owners. A paved patio seating area. A path dissects the garden through to the rear boundary where there is an astro turf section to one side & raised flower beds on either side. A courtesy gate giving access to the pedestrian lane.

## AGENT'S NOTE

Ground rent of £175.93 paid 6 monthly to RGM Roborough Eco.

## COUNCIL TAX

Plymouth City Council  
Council Tax Band: D

## SERVICES PLYMOUTH

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



## Road Map



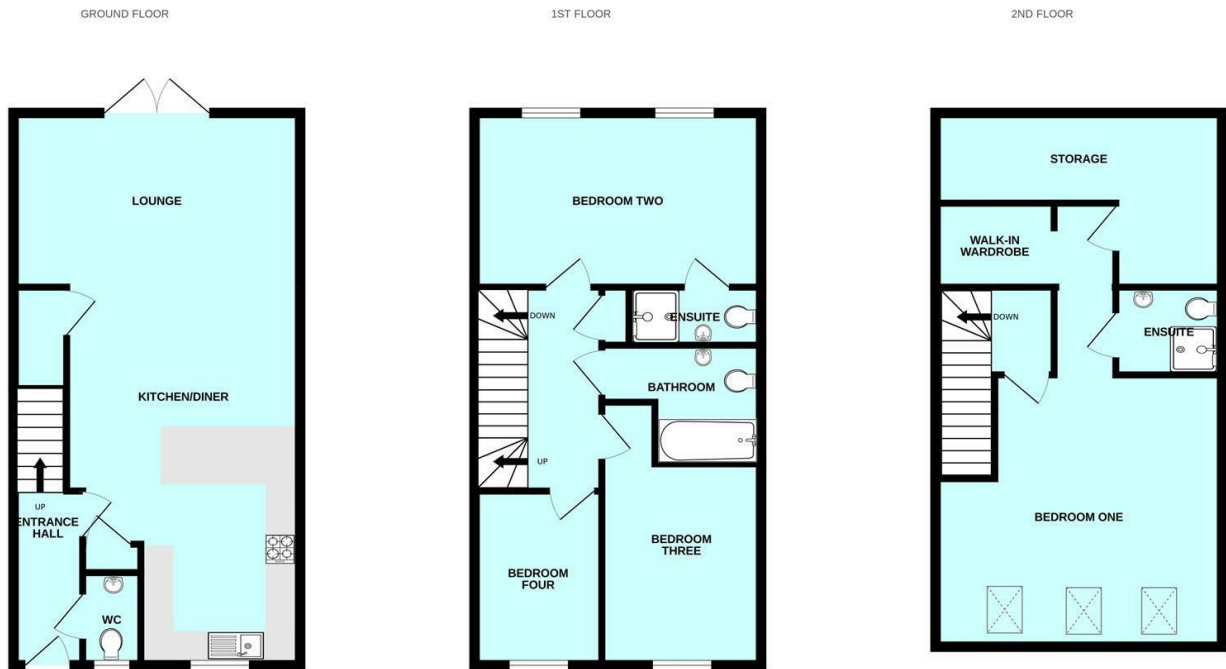
## Hybrid Map



## Terrain Map



## Floor Plan

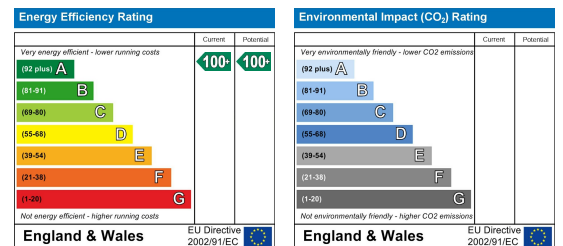


Made with Metropix ©2025

## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.