



## Churchlands Road, Plymouth, Devon, PL6

**Offers Over: £260,000**

We are excited to welcome to the market this gorgeous, fully renovated property in the very sought after location of Woolwell, tucked away in a quiet location. This property offers tasteful, well designed accommodation arranged over two floors with a blend of contemporary and original features. With a high specification finish and the most gorgeous fixtures and fittings throughout, this property is ready to move immediately in to.

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The current owner has spent a lot of time and money on the home in the last couple years, including brand new kitchen and bathroom, boiler and French doors. The property comprises of a tastefully decorated living room which can flow into a sizable kitchen dining room but you have the option with doors to have separate spaces. The kitchen diner has French doors leading out to the sizeable rear garden. On the first floor you'll find three bedrooms, two double and a good size single which will be beneficial for any family or buyer looking for comfortable living, as well as a stunning family bathroom. The garden at the rear allows for outdoor entertaining whilst being low maintenance with patio and lawn, with brand new secure fencing around. This home has so much to offer so is not one to be missed! EPC: D

## Rooms

**Hallway** 6'2" x 16'11" (1.88m x 5.16m). uPvc double glazed door to enter, luxury vinyl tiling, stairs leading to the first floor, storage under the stairs, radiator

**Lounge** 11'4" x 11'11" (3.45m x 3.63m). luxury vinyl tiling, radiator, large uPvc double glazed window to the front, radiator, doors into kitchen diner

**Kitchen Dining Room** 17'7" x 10'10" (5.36m x 3.3m). luxury vinyl tiling, radiator, uPvc double glazed french doors out to rear garden, uPvc double glazed window to the rear, howdens kitchen, integrated electric oven, integrated fridge freezer, induction hob, extractor fan, integrated slim line dishwasher, space and plumbing for washing machine, composite sink with drainer, mixer tap,

**Landing** carpeted stairs and landing, access to loft, airing cupboard which houses boiler put in september 2022

**family bathroom** 9'3" x 6'4" (2.82m x 1.93m). luxury vinyl tiling, heated towel rail, toilet, two uPvc double glazed windows to the rear, sink with mixer tap, partly tiled walls, bath tub, over head shower,





**Bedroom Two** 8'3" x 8'11" (2.51m x 2.72m). carpeted flooring, radiator, uPvc double glazed window to the rear

**Bedroom One** 9'6" x 11'7" (2.9m x 3.53m). carpeted flooring, radiator, uPvc double glazed window to the front, built in wardrobe space

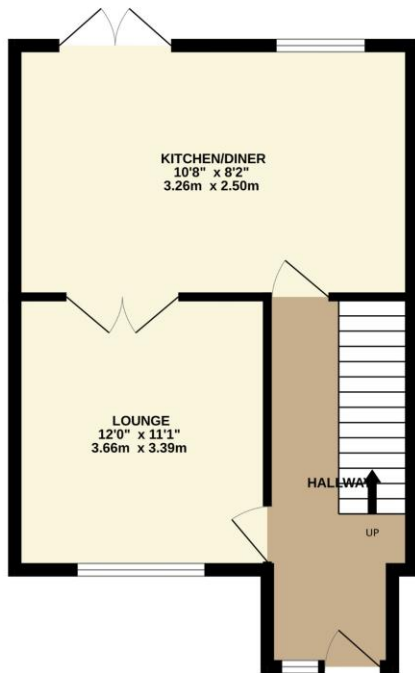
**Bedroom Three** 8' x 6'4" (2.44m x 1.93m). carpeted flooring, radiator, uPvc double glazed window, storage cupboard

**Garden** low maintenance patio and lawn, outside tap, electric plug sockets, new fencing

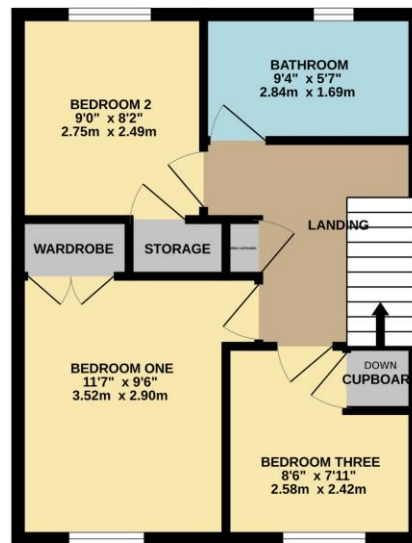




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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