



mansbridgebalment

WOOLWELL

Guide £349,000



# 11 MEADOWLANDS

Woolwell, Plymouth PL6 7RR

*Individual detached house  
at the end of a no-through road, close to excellent amenities and schools*

Four Bedrooms

Attic Room

Conservatory

Rear Garden with Seating Terrace

Driveway & Parking

Uninterrupted Woodland Views

**Guide £349,000**



**The Roundabout  
Yelverton  
Devon  
PL20 6DT**

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## **SITUATION AND DESCRIPTION**

An individual detached house offering elevated and uninterrupted southerly views over woodland at the end of a no-through road close to excellent amenities and schools. The property has had one owner from new and was originally built in the 1990s by the current owner who developed several in the road. The property offers three living spaces which provide options for seating, dining and entertaining. The rear conservatory has been improved recently and a new side porch added on the side elevation creating further utility area and larder. The house also has the benefit of some feature fireplaces, one of which harbours a working wood burning stove and provides the character of a period home. The home has mains gas central heating from a modern boiler which is sited in the garage and was last serviced on 14 September 2020. The property is offered over several floors and therefore the rear aspect views improve to the top floor where there is attic room with a PVCu double glazed window, power and lighting.

The property is approached from a driveway providing parking for two cars in front of the garage and flanked by an area of front garden. A side path provides access to the rear garden and terraces along with a garden shed and cellar/store which holds dry logs for the wood burner but could be used for other uses with good head height. The rear garden is over different levels along with a purpose built raised seating terrace which is ideal for outdoor chairs. The garden is south facing and has a lovely connection with woodland wildlife and a stunning variety of birds which visit the terrace for feeding.

The accommodation comprises porch, hall, cloakroom, sitting room, kitchen/dining/living room, side porch/utility and conservatory. There are also four bedrooms, family bathroom and a recently refurbished en-suite shower room. The house requires updating in areas but is a very comfortable home.

## **ACCOMMODATION**

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves. The accommodation, together with approximate room sizes, is as follows:

### **GROUND FLOOR:**

#### **PORCH**

PVCu double glazed entrance door; glazed door to the:

#### **HALL**

Radiator; stairs rise to first floor and lower ground floor; doors off.

#### **CLOAKROOM**

PVCu double glazed window; low level WC; wash handbasin; radiator.

#### **LIVING ROOM**

14' 9" x 11' 5" (4.5m x 3.48m)

Dual aspect; PVCu double glazed windows to the views and front garden; radiator; ornate natural gas flame fire; television point.



## LOWER GROUND FLOOR:

### **KITCHEN/DINING ROOM**

19' 4" x 13' 9" (5.89m x 4.19m)

PVCu double glazed window to the views; PVCu double glazed door to side porch; fitted kitchen units and worktops; ceramic sink with mixer tap; space for dishwasher, cooker, washing machine and fridge/freezer; utility area with further ceramic sink with mixer tap; utility cupboard; radiator; inglenook-style fireplace with woodburning stove; television point/BT point; folding glazed door to the:

### **CONSERVATORY**

12' 6" x 11' 10" (3.81m x 3.61m)

PVCu double glazed windows; French doors and door to the gardens and views; Juliet balcony; wall mounted gas fire.

### **SIDE PORCH**

PVCu double glazed windows and door to the garden; space for freezer and shelves for storage.

## FIRST FLOOR:

### **HALF LANDING**

Further stairs rise to second floor; doors off.

### **BATHROOM**

PVCu double glazed window to side; pedestal wash handbasin; low level WC; panelled bath with electric shower over; BT point; radiator.

### **BEDROOM FOUR**

10' 2" x 6' 9" (3.1m x 2.06m)

PVCu double glazed window to the rear views; radiator; currently used as a home office.

### **BEDROOM THREE**

13' 9" x 9' 6" (4.19m x 2.9m)

PVCu double glazed window to the rear views; radiator; television point.



## SECOND FLOOR:

### LANDING

Further fixed stairs to Attic Room; airing cupboard; loft access; doors off.

### BEDROOM TWO

12' 1" x 8' 1" (3.68m x 2.46m)

PVCu double glazed window to the front; radiator; built-in wardrobes.

### BEDROOM ONE

12' 7" x 11' 5" (3.84m x 3.48m)

PVCu double glazed window to the front; radiator; built-in wardrobes; door to:

### ENSUITE SHOWER ROOM

PVCu double glazed window; sliding door walk-in shower; high level WC; wash handbasin; vanity cupboards; heated towel rail; spotlights.

### ATTIC ROOM

13' 4" maximum x 8' 0" (4.06m x 2.44m)

PVCu double glazed window to the views; fixed desk for computer; power points.

## OUTSIDE:

### GARAGE

18' 0" x 8' 1" (5.49m x 2.46m)

Site of Ideal Logic+ Combi C35 mains gas boiler (last serviced 14 September 2020); consumer unit; workbench and shelving; power points and lighting.

### CELLAR/STORE

11' 11" x 11' 6" (3.63m x 3.51m)

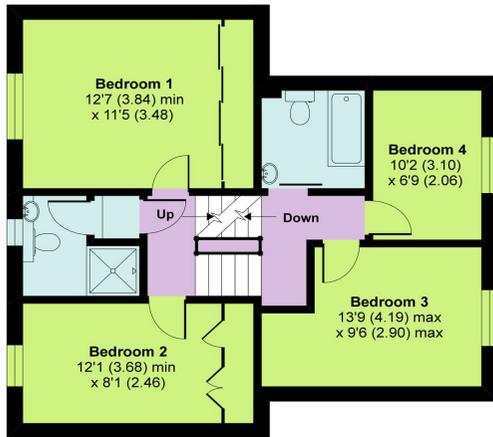
Power points; lighting; PVCu double glazed door. Currently used as a log store.



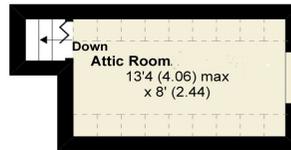
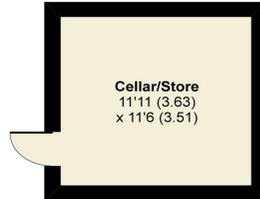


Approximate Area = 1730 sq ft / 160.7 sq m (includes garage)  
Limited Use Area(s) = 40 sq ft / 3.7 sq m  
Wood Store = 138 sq ft / 12.8 sq m  
Total = 1908 sq ft / 177.3 sq m  
For identification only - Not to scale

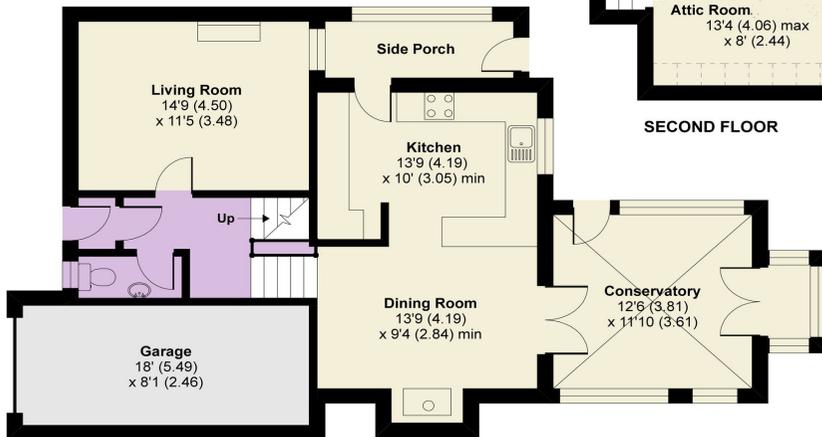
Denotes restricted head height



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Mansbridge & Balmnt. REF: 685138



### SERVICES

Mains electricity, mains gas, mains water and mains drainage.

### OUTGOINGS

We understand this property is in band 'D' for Council Tax purposes.

### VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

**BETTER COVERAGE, WIDER CHOICE**  
**MORE LOCAL OFFICES** than any other Estate Agent in our **AREA \***



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*\* PL19, PL20, EX20*

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