

LAWSON

Estate Agency...Only Better



20 CHEPSTOW AVENUE, WIDEWELL, PLYMOUTH PL6 7EW

£385,000

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WIDEWELL

Widewell is a small residential district north of Plymouth encircled by Roborough, Birdcage Farm and Southway. Positioned on the edge of the countryside approximately one mile from Dartmoor National Park and four miles from Plymouth city centre. Within walking distance to the Park & Ride, Toby Carvery and Local Surgery. The area offers easy access to Tesco and the amenities at Woolwell whilst popular local primary schools include Oakwood and Widewell.

A well proportioned four bedroom detached property occupying a private position within this small cul-de-sac of just three detached properties situated in this highly sought after location offering easy access to local amenities. The spacious living accommodation which is arranged over two levels comprises; entrance hall, lounge, dining room, shower room and kitchen/breakfast room on the ground floor. On the first floor there is a family bathroom and four good sized bedrooms, bedroom one has the benefit of an en-suite shower room.

Externally, to the front there is a driveway providing parking for several vehicles which leads to a single detached garage with adjacent carport for two cars and at the rear there is a level lawned garden. The property also benefits from PVCu double glazing and gas central heating, an internal viewing is highly recommended to truly appreciate the seclusion and spacious accommodation the property has to offer.

The living accommodation.

A covered entrance porch leads to PVCu double glazed front door with side screen to.

ENTRANCE HALL

Stairs to first floor, under stairs storage, doors to all ground floor accommodation.

LOUNGE

PVCu double glazed bay window to front, further PVCu double glazed window to side, living flame effect electric fire, radiator, double door to.

DINING ROOM

PVCu double glazed French doors to rear garden, radiator.

SHOWER ROOM

Comprising tiled shower cubicle with inset Triton electric shower, low level w.c., wash hand basin, built in storage cupboard, heated towel rail, PVCu double glazed frosted window to rear.



KITCHEN/BREAKFAST ROOM

Roll edged worksurfaces with cupboards and drawers under and matching wall units, single drainer one and a half bowl stainless steel sink unit with mixer tap, built in electric double oven and four ring hob with extractor hood over, plumbing for washing machine, tiled splashback, tiled floor, radiator, PVCu double glazed windows to front and rear, PVCu double glazed door to side.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft with pull down ladder, PVCu double glazed windows to front and rear.

BEDROOM ONE

PVCu double glazed window to front, built in wardrobes, radiator, door to.

EN SUITE SHOWER ROOM

Comprising tiled shower cubicle with inset Triton electric shower, wash hand basin with cupboards under, low level w.c, half tiled walls, extractor fan, PVCu double glazed frosted window to side.

BEDROOM TWO

PVCu double glazed window to rear, radiator.

BEDROOM THREE

PVCu double glazed window to front, radiator.

BEDROOM FOUR

PVCu double glazed window to rear, radiator.

BATHROOM

Matching suite comprising panelled bath, low level w.c, wash hand basin with storage under, part tiled walls, heated towel rail, PVCu double glazed frosted window to side.

EXTERNALLY

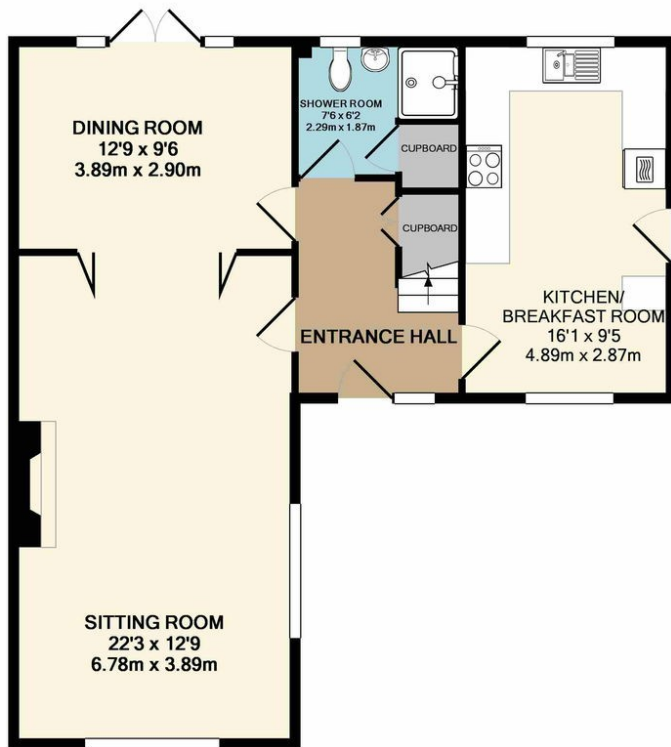
To the front is well screened with access via double gates leading to driveway providing parking for several vehicles and a carport providing parking for two vehicles. To the rear there is a level lawned garden enclosed by fence boundaries and a large timber shed to remain.

GARAGE

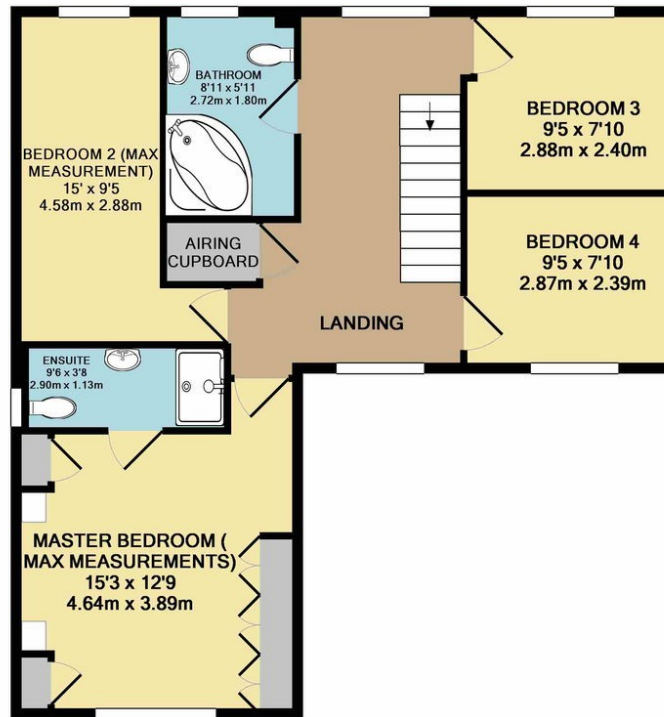
With electric up and over door with power and light connected.







GROUND FLOOR
APPROX. FLOOR
AREA 671 SQ.FT.
(62.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 669 SQ.FT.
(62.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1340 SQ.FT. (124.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustration purposes only and should be used as such.
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SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with LAWSON.

OUTGOINGS

We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2023/2024 is £2707.06 (by internet enquiry with Plymouth City Council). These details are subject to change.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

STRICTLY BY APPOINTMENT ONLY

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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