

£299,950



29 HOLNE CHASE, WIDEWELL, PLYMOUTH, PL6 7UA

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

An attractive three bedroom detached property situated in a quiet residential cul-de-sac offering easy access to local amenities. The living accommodation which is well presented throughout comprises entrance hall, lounge/diner, modern fitted kitchen and cloakroom on the ground floor. On the first floor the landing leads to a modern family bathroom and three bedrooms, bedroom one has the benefit of an en-suite shower room.

Externally, to the front there is a driveway for three cars and an integral garage and at the rear there is a well maintained garden. The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this delightful family home.

The living accommodation.

Approached through part glazed front door to.

ENTRANCE HALL

Stairs to first floor, radiator, doors to all ground floor accommodation.

LOUNGE/DINER

PVCu double glazed window to rear, PVCu double glazed French doors to rear garden, living flame effect gas fire with polished stone surround and hearth with wooden mantel over, radiator.

CLOAKROOM

Comprising low level w.c, wash hand basin, fully tiled walls, PVCu double glazed frosted window to side.

KITCHEN

Roll edged worksurfaces with gloss cupboards and drawers under with matching wall units, single drainer with one and a half bowl sink unit with Quooker tap, built in electric oven and four ring hob with extractor hood over, dishwasher, radiator, window to front.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft, partially boarded, loft ladder, PVCu double glazed window to side.

BEDROOM ONE

Fitted furniture, PVCu double glazed window to rear, radiator, door to.

EN SUITE SHOWER ROOM

Comprising tiled shower cubicle with inset rain head shower, low level w.c, wash hand basin with cupboards under, shaver socket, heated towel rail, fully tiled walls, PVCu double glazed frosted window to rear.

BEDROOM TWO

PVCu double glazed frosted window to rear, radiator.

BEDROOM THREE

PVCu double glazed window to rear, radiator.



BATHROOM

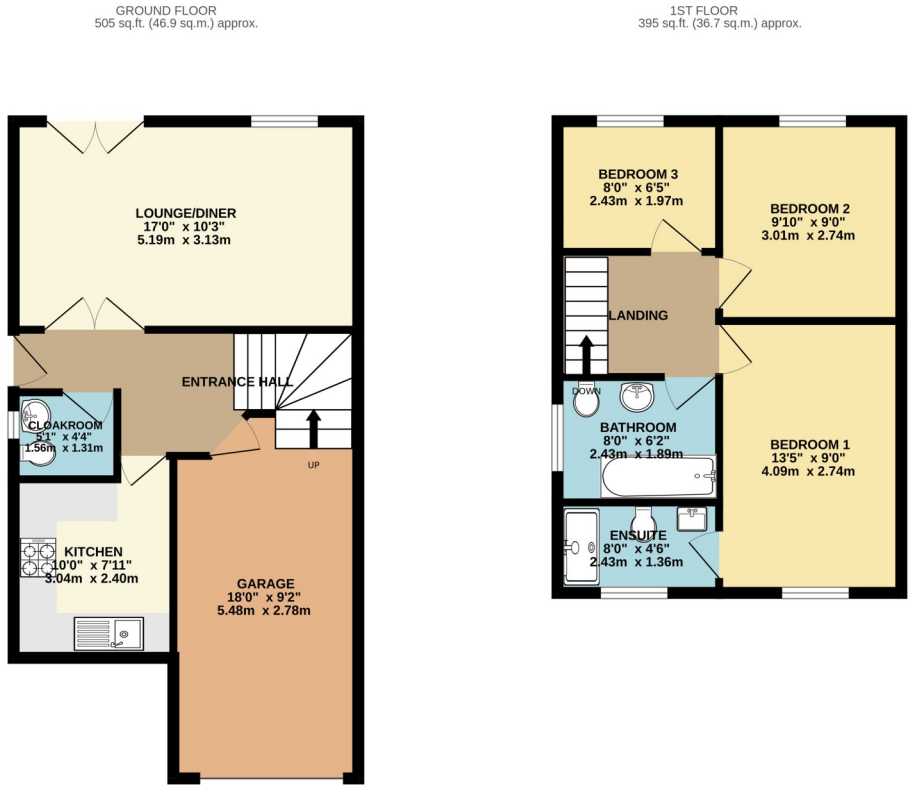
Matching suite comprising panelled bath with shower over, low level w.c, wash hand basin with cupboards under, fully tiled walls, heated towel rail, extractor fan, PVCu double glazed window to rear.

EXTERNALLY

Front - Driveway for three cars leads to the garage with access to the side.
Rear - Decking leads to a lawned garden with several established plants and shrubs with shed to remain, enclosed by fence boundaries.

GARAGE

With up and over door, power and light connected, wall mounted gas boiler which serves domestic hot water and central heating system, plumbing for washing machine.



TOTAL FLOOR AREA: 900 sq.ft. (83.7 sq.m.) approx.
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 illustration 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

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.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2025/2026 is £2325.42 (by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

