

£265,000



63 HIGHCLERE GARDENS, WIDEWELL, PLYMOUTH, PL6 7EB

FULL DESCRIPTION

A three/four bedroom mid terraced property situated towards the end of a quiet residential cul-de-sac close to local amenities and enjoying far reaching views from the front elevation. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two floors and comprises; entrance hall, lounge, dining room and a fitted kitchen on the ground floor. On the first floor a landing leads to a family bathroom and three bedrooms, bedroom three currently provides access to the loft room/bedroom four.

Externally there are well maintained front and rear gardens. The rear has a separate home office/workshop with power and light connected and the rear garden also gives access to the garage which has an electric up and over door with power and light connected. The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this family home.

LIVING ACCOMMODATION

Approached through PVCu double glazed front door to.

ENTRANCE HALL

Stairs to first floor, under stairs storage cupboard, radiator, door to.

LOUNGE

PVCu double glazed window to front, radiator, door to.

DINING ROOM

PVCu double glazed sliding patio doors to rear garden, radiator.

KITCHEN

Roll edged worksurfaces with cupboards and drawers under with matching wall units, single drainer sink unit with mixer tap, built in electric oven and four ring hob, plumbing for washing machine and dishwasher, PVCu double glazed frosted window and door to rear.

FIRST FLOOR LANDING

Doors to all first floor accommodation.

BEDROOM ONE

PVCu double glazed window to front enjoying far reaching views, two built in storage cupboards, radiator.

BEDROOM TWO

PVCu double glazed window to rear, two built-in storage cupboards, radiator.

BEDROOM THREE/DRESSING ROOM

Stairs to loft room, PVCu double glazed window to front enjoying far reaching views, radiator.

BATHROOM

Comprising panelled bath with mixer tap and shower attachment, low level w.c, pedestal wash hand basin, part tiled walls, radiator, PVCu frosted window to rear.

LOFT ROOM

Two double glazed Velux windows to front enjoying far reaching views across the surrounding countryside, built in eaves storage, radiator.



EXTERNALLY

Front - Path to front door with adjacent lawned garden.

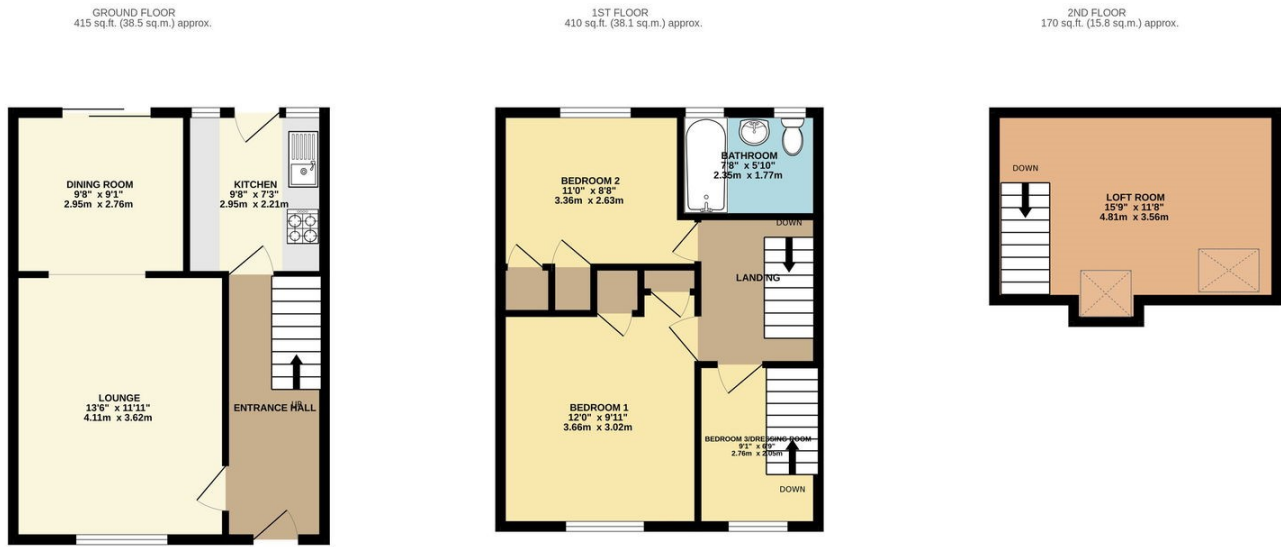
Rear - Patio area leads to a level lawned garden which in turn leads to a decking area enclosed by fenced boundaries.

There is a home office with power and light connected to remain and access to the garage with electric up and over door and power and light connected.

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.

FLOOR PLAN



TOTAL FLOOR AREA: 995 sq.ft. (92.4 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 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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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.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage is likely, broadband connection potential is FTTP, FTTC and ADSL.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2023/2024 is £1968.77 (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.

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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.

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.

