



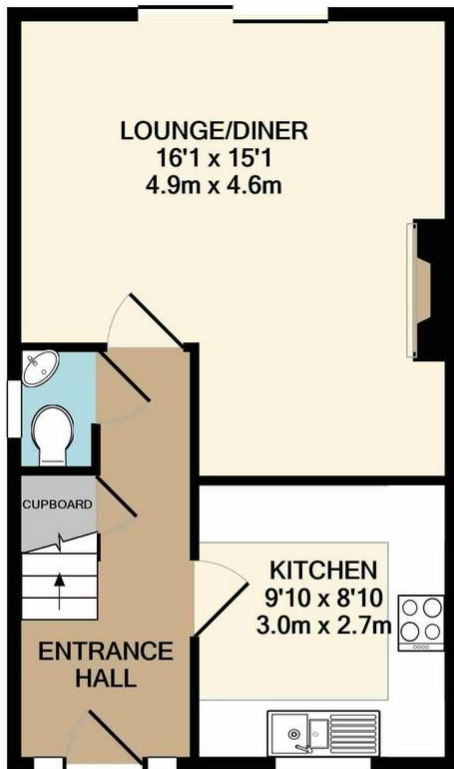
## Highclere Gardens | Widewell | Plymouth | PL6 7EA

Guide £200,000-£210,000

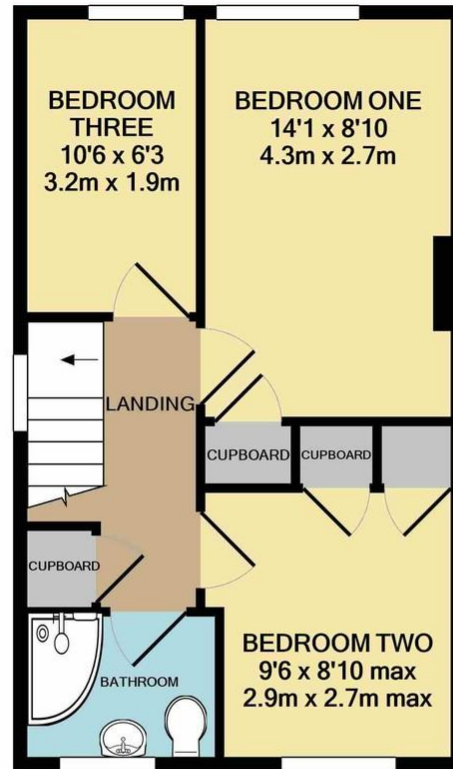
A much sought-after semi-detached house situated within a cul-de-sac. This three bedroom family home, benefits from Upvc double glazed windows, gas central heating system, downstairs WC, recently re-furbished kitchen and modern shower room. Outside there is a long private drive leading to the single garage at the front and a generous sun terrace, leading to a lawned garden, enjoying a southerly aspect at the rear.

The property is located within a popular area, being in close proximity to local shops, primary schools and all facilities.

- Semi-Detached House
- Three Bedrooms
- Cul-De-Sac Location
- Gas Central Heating System
- Upvc Double Glazing
- Downstairs WC
- Modern Kitchen
- Modern Bathroom



GROUND FLOOR  
APPROX. FLOOR  
AREA 391 SQ.FT.  
(36.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 390 SQ.FT.  
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 781 SQ.FT. (72.6 SQ.M.)

## Contact Details

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements