



**13 WIDEWELL ROAD, WIDEWELL, PLYMOUTH PL6 7DN**

**GUIDE PRICE £595,000**

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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, M&S, B&Q and Derriford hospital in the areas of Woolwell and Derriford whilst popular local primary schools include Oakwood and Widewell.

## PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

Lawson are delighted to market this beautifully appointed, detached luxury architect designed family home and just a short walk from all amenities, transport links and schooling. The property benefits from split level accommodation comprising; a modern contemporary front door leading to an entrance hall; with ceramic tiled floor, feature slate wall and vaulted ceiling, contemporary radiator, storage cupboard with hooks for coats, and wooden stairs leading into the very large vaulted living room; with floor to ceiling windows and far reaching views to Cornwall and overlooking the garden, sliding patio doors lead to a very large south west facing terrace leading down to the gardens. The dining room; has a vaulted ceiling. The kitchen with a matching range of base and eye level storage cupboards with stone worksurfaces, NEFF four burner electric hob, filter canopy, integral NEFF double oven, warming drawer, NEFF fridge/freezer, NEFF dishwasher, breakfast bar, vaulted ceiling with spotlights and a window to the side elevation, one and a half bowl Blanco stainless steel sink drainer unit with mixer tap and opening through to the dining room.



The entrance hall leads to a utility room; window to the side elevation with base units with granite work top, acrylic sink drainer unit, plumbing for washing machine, space for tumble dryer and window to the side. The study with ceramic tiled flooring and floor to ceiling window to the side elevation. The shower room with direct feed shower unit, folding glass screen and tiled splashbacks, low level w.c, pedestal wash hand basin, chrome towel rail and window to the side elevation. The airing cupboard houses the Worcester combination boiler. From the hallway stairs lead down to the ground floor with large storage cupboard with shelves to ceiling height, large shower room; with low level w.c, wash hand basin with storage beneath, oversized shower cubicle with direct feed shower unit, chrome towel rail, tiled flooring, window to the side, spotlights. The integral garage has power and light with up and over door.

Bedroom one a spacious double has French doors leading to the gardens and built in wardrobe with sliding mirrored doors. Bedroom two a further double with a double aspect. Bedroom three again a double and bedroom four a good sized room both with sliding patio doors to the garden.

Externally to the front of the property the front gardens are landscaped with a large driveway providing parking for several vehicles. A particular feature of the property is the south west facing rear garden; with a large flagged patio, fully fence and hedged enclosed, flower beds and borders and level lawn, summer house and garden shed. The property is a credit to its current owners and an internal viewing is highly recommended to appreciate this family home.

## **UTILITIES**

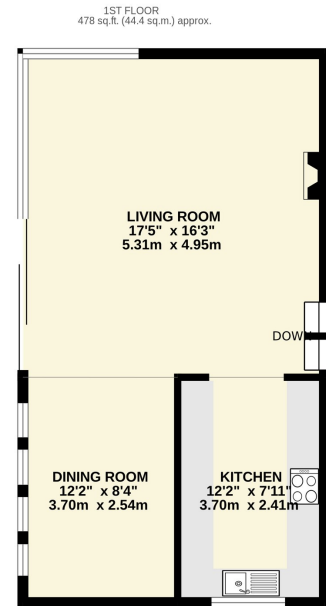
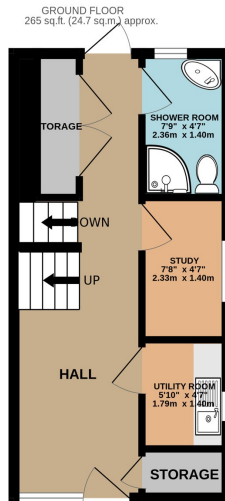
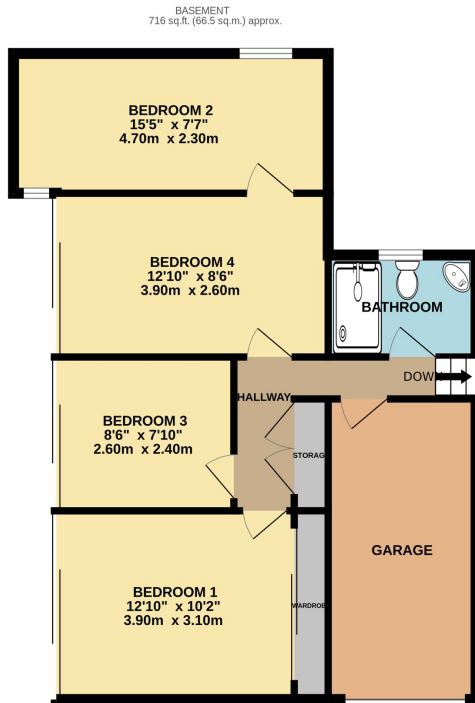
Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connected ADSL, FTTC, FTTP.

## **OUTGOINGS PLYMOUTH**

We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2024/2025 is £2707.06 (by internet enquiry with Plymouth City Council). These details are subject to change.







TOTAL FLOOR AREA : 1459 sq.ft. (135.6 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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**SERVICES**

Mains water, gas, electricity and mains drainage.

**VIEWING**

By appointment with LAWSON.

**OUTGOINGS**

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**STRICTLY BY APPOINTMENT ONLY**

**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 2022

**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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

