

GUIDE PRICE £255,000

LAWSON
Estate Agency...Only Better



15 SAMUEL BASSETT AVENUE, WIDEWELL, PLYMOUTH PL6 6FG

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

Lawson are delighted to market this beautifully appointed semi detached family home in a convenient location just a short walk from amenities and local schooling. The property benefits from immaculately appointed accommodation arranged over two floors comprising: a doorway leading to an entrance vestibule with stairs to the first floor landing. A doorway to the cloakroom with a low level w.c, pedestal wash hand basin, extractor fan and wood effect flooring. The kitchen/breakfast room is fitted with a matching range of base and eye level storage cupboards with post formed and roll top work surfaces, a stainless steel sink drainer unit with mixer tap, plumbing for washing machine and dishwasher, an electric oven with four burner electric hob and filter canopy and a fridge freezer, inset spotlights and a window to the front elevation. There is a large sitting/dining room with French doors and a window to the rear elevation and window to the side, a media wall with living flame effect electric fire and a large under stairs storage cupboard.

From the entrance hall, stairs ascend to the first floor landing with a large built-in storage cupboard with slatted shelves and a pull down loft access to a boarded attic with light. Bedroom one is a spacious double with a window to the rear elevation, built-in wardrobes with sliding mirror doors and an en suite comprising low level w.c, pedestal wash hand basin, tiled enclosed shower cubicle with an electric shower unit, extractor fan and spotlights. Bedroom two a further double has a window to the front elevation and fitted wardrobes with sliding mirrored doors. Bedroom three is a good size single with a window to the rear elevation. The family bathroom is fitted with a white three piece suite comprising a panel enclosed bath with a shower mixer tap, tiled splashbacks and folding glass screen, a low level w.c, pedestal wash hand basin, chromed towel rail and a window to the front elevation.

Externally the front garden is laid to gravel for ease of maintenance with a mature bay tree and miniature shrub. There is a driveway with parking for one vehicle and an outside tap. A gateway leads to the rear garden which is fence enclosed with a decked terrace, flagged pathway and astro-turf.

The property has the benefit of PVCu double glazing and gas fired central heating via the wall mounted boiler found in the kitchen and has recently had new flooring throughout the ground floor.

UTILITIES

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

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.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 795 SQ.FT. (73.8 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 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

Made with Metropix ©2012

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 'C' for council tax purposes and the amount payable for the year 2022/2023 is £1785.09 (by internet enquiry with Plymouth City Council). There is an annual upkeep charge of £110. 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.

Lawson themselves on behalf of 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)	A		
(81-91)	B		
(69-80)	C	77	91
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

