



**Minton Chase, 56 Widewell Road, Widewell, Plymouth PL6 7DW**

**£495,000**

OFFICE ADDRESS: Woolwell Crescent, Plymouth, Devon, PL6 7RB TEL: 01752 791333



## 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.

Minton Chase is an impressive 1950's built detached residence occupying a generous level south westerly facing plot situated in a highly sought after location offering easy access to local amenities and enjoying far reaching views from the rear elevation. The living accommodation which is arranged over two levels comprises; entrance hall with stairs to the first floor, dual aspect lounge, dining room, fitted kitchen, utility passage and cloakroom on the ground floor. On the first floor a galleried landing leads to four double bedrooms, a bathroom with separate w.c, and additional shower room. Externally the property stands on a generous plot that incorporates front and rear gardens which offer a good degree of privacy, a driveway for two vehicles and a single garage. The property also benefits from double glazing and gas central heating and is being offered to the market with no onward chain. An internal viewing is highly recommended to truly appreciate this wonderful family home.

The living accommodation

Covered entrance porch with courtesy light leads to an oak front door to.

## ENTRANCE HALL

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

## LOUNGE

Aluminium double glazed window to front, PVCu double glazed sliding patio door to rear garden, fireplace with tiled surround, mantel and hearth, a gas point, skirting board heating and oak double doors to.

## DINING ROOM

Attractive oak plate rack, PVCu double glazed sliding patio doors to rear garden and skirting board heating.

## CLOAKROOM

Low level w.c, wash hand basin, radiator, original leaded frosted window to the front.

## KITCHEN

Roll edged worksurfaces with cupboards and drawers under with matching wall units, single drainer with one and a half bowl sink unit with mixer tap, electric cooker point, plumbing for dishwasher, tiled splashbacks, aluminium double glazed window overlooking the rear garden, radiator, access to.

## UTILITY PASSAGE

Plumbing for washing machine, wall mounted gas boiler which serves domestic hot water and central heating system, aluminium double glazed patio door to side.







### **FIRST FLOOR LANDING**

Impressive galleried landing with built in storage and access to loft via a pull down ladder doors to all first floor accommodation, radiator, aluminium double glazed window to front.

### **BEDROOM ONE**

Aluminium double glazed window to front, radiator, built in wardrobes with over head storage and matching drawers, shaver socket and light.

### **BEDROOM TWO**

PVCu double glazed window to rear enjoying far reaching views, built in wardrobes with over head storage and matching drawers, wash hand basin, shaver socket and light, radiator.

### **BEDROOM THREE**

PVCu double glazed window to rear with far reaching views, radiator.

### **BEDROOM FOUR**

Aluminium double glazed window to side, access to large eaves storage space, radiator.

### **BATHROOM**

Comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, heated towel, part tiled walls, PVCu double glazed frosted window to rear.

### **SEPARATE W.C**

Low level w.c, PVCu double glazed frosted window to rear.

### **SHOWER ROOM**

Comprising tiled shower cubicle with inset Mira electric shower, low level w.c, wash hand basin, half tiled walls, shaver socket and light, aluminium double glazed window to front.

### **EXTERNALLY**

A paved driveway provides parking for two cars and leads to the garage and an adjacent lawned garden there is an access gate to the side of the property which leads to the rear.

Rear - A paved area leads to a predominantly lawned, generously proportioned south westerly facing garden with a host of established plants and shrubs offering a good degree of privacy enclosed by fenced and hedged boundaries.

### **GARAGE**

Oak up and over door, power and light connected.

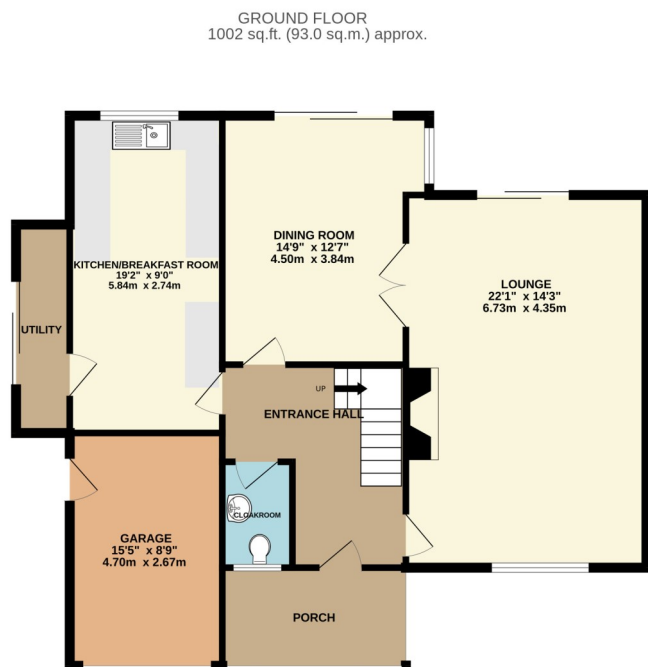




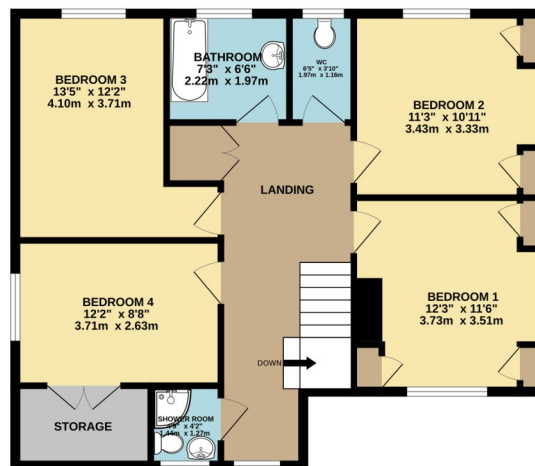








1ST FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 1773 sq.ft. (164.7 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 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 ©2025

## SERVICES

Mains water, gas, electricity and mains drainage.

## VIEWING

By appointment with LAWSON.

## OUTGOINGS

We understand the property is in band 'F' for council tax purposes and the amount payable for the year 2025/2026 is £3,358.94 (by internet enquiry with Plymouth City Council). These details are subject to change.

## 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). 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.

EPC TBC



