

Price £285,000



23 TREAGO GARDENS, WIDEWELL, PLYMOUTH, PL6 7EJ

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

FULL DESCRIPTION

Lawson are delighted to market this spacious semi-detached family home, set within a very generous plot and benefiting from accommodation arranged over two floors comprising a PVC double-glazed entrance porch with sliding doors and inner sliding doors leading to the main hallway. From here, carpeted stairs rise to the first-floor landing, and there is a large understairs storage cupboard.

The kitchen is fitted with a matching range of base and eye-level storage cupboards, with post-formed and rolled top work surfaces, a Neff electric oven, four-burner gas hob, filter canopy, plumbing for a washing machine, and space for a fridge freezer and dishwasher, stainless steel sink/drain unit with mixer tap, tiled splashbacks, and a window to the front elevation. The lounge/dining room has a window to the side elevation and sliding patio doors to the rear, leading into a conservatory. The conservatory is of PVCu construction with a tiled floor and overlooks the generous rear garden.

From the main hallway, carpeted stairs ascend to the first-floor landing, where there is an airing cupboard housing a Worcester gas-fired combination boiler, additional storage.

Bedroom one is a spacious double with a window to the rear elevation and a built-in wardrobe/storage cupboard. Bedroom two is another double room with a window to the front elevation, wood-effect flooring, and a built-in storage cupboard. Bedroom three is a very large single or small double, with a window to the rear elevation and built-in storage.

The family bathroom is fitted with a white four-piece suite comprising a panel-enclosed bath with mixer tap, low-level WC, pedestal wash hand basin, and a shower cubicle with folding glass screen and Triton electric shower, tiled splashbacks and wood-effect flooring.

Externally, to the front of the property, there is a driveway providing off-road parking and access to the garage, which has power, lighting, and an electric up-and-over door. The front garden is wall-enclosed and gravelled for ease of maintenance. A side path leads to the front door, with a further gate providing access to the rear. The rear garden is a fantastic south-facing, fully wall-enclosed and productive family space, featuring fruit beds, fruit trees, lawns, gravel patio terraces, a greenhouse, and two sheds.

The property also benefits from gas-fired central heating, PVCu double glazing, and solar panels. The solar panels are held under a leasehold arrangement.

Agent's note: The property is due to be re-roofed in the coming weeks.

UTILITIES

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

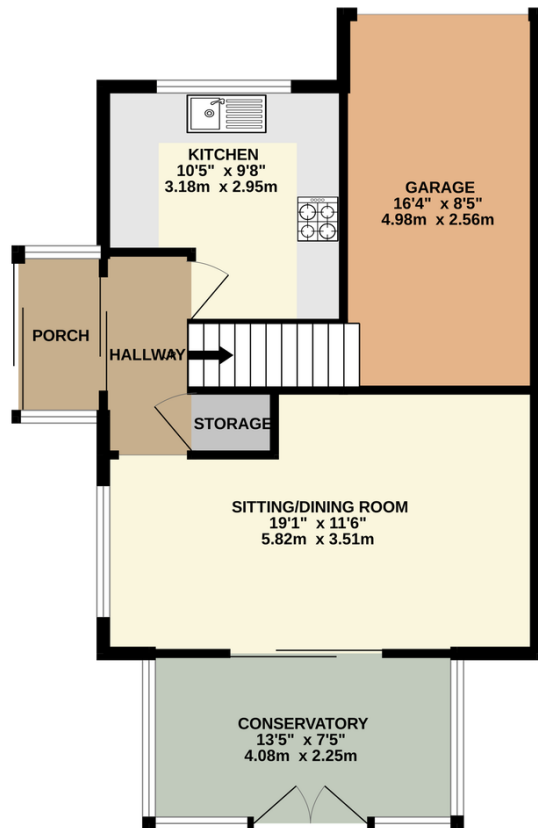
WIDEWELL

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.

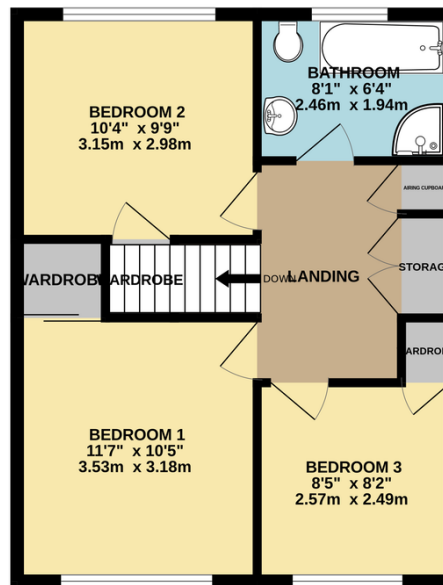


FLOOR PLAN

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.2 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.

SERVICES

Mains water, 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 2025/2026 is £2,067.04 (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 2025.

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.

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