



Office Suite 10  
2 Barrack Court  
4a William Prance Road  
Derriford  
Plymouth  
PL6 5ZD  
Tel: 01752 256836

Email: [office@swiftestateagents.co.uk](mailto:office@swiftestateagents.co.uk)  
Website: [www.swiftestateagents.co.uk](http://www.swiftestateagents.co.uk)



**£230,000 FREEHOLD**

**2 double bedrooms, end terraced, garage and driveway parking, fitted kitchen/breakfast room, lounge/dining room, newly installed shower room, light and airy accommodation**

**HOLNE CHASE, WIDEWELL, PLYMOUTH**



## PROPERTY DETAILS

This end terraced 2 double bed roomed family home is located in the sought after residential area of Widewell. Offering an integral garage and driveway parking, well-proportioned light and airy accommodation, a larger than average plot and has space at the front with the potential to create a double width driveway (STPP). Set around a variety of local amenities, good schools, The Park and Ride bus service providing connections to the City Centre and Derriford Hospital. The accommodation comprises of entrance porch, entrance hall, fitted kitchen/breakfast room, spacious lounge/dining room, newly installed shower room, 2 double bedrooms, a generously sized rear garden, UPVC double glazing and gas central heating.

COUNCIL TAX BAND – C  
EPC - C

### ENTRANCE PORCH

Tiled floor, door to the garage. Composite front door to;

### ENTRANCE HALL

Radiator, tiled flooring, wall mounted alarm system, stairs with carpeted stair treads leading to the first floor.

### FIRST FLOOR

#### LANDING

Doors lead off the landing giving access to all first floor rooms.

#### KITCHEN/BREAKFAST ROOM

**11'11 x 10'6 (3.63m x 3.2m)**

A range of fitted wall and base units with stainless steel handles, marble effect worktops, tiled splashbacks, inset composite sink unit with mixer tap, fitted Indesit electric oven and gas hob with extractor over, wall mounted Worcester boiler providing hot water and central heating, radiator, space and plumbing for a washing machine, UPVC double glazed window to rear elevation, space for a fridge freezer.

#### LOUNGE/DINING ROOM

**17'10 x 11'11 (5.44m x 3.63m)**

Double glazed patio door with Juliet balcony to the front, enjoying an open outlook. Radiator, wood effect flooring, staircase with carpeted treads rising to the second floor.

### SECOND FLOOR

#### LANDING

Access to insulated and partly boarded loft space. Doors lead off the landing providing access to all further rooms.

#### BEDROOM ONE

**12'0 x 11'11 (3.66m x 3.63m max)**

UPVC double glazed window to front elevation, built-in over stairs cupboard, radiator.

#### BEDROOM TWO

**12'0 x 8'6 (3.66m x 2.59m)**

UPVC double glazed window overlooking the rear garden. Fitted cupboard with shelving and hanging rail, radiator.

## SHOWER ROOM

**6'7 x 5'6 (2.01m x 1.68m)**

Having been recently refurbished by the current owners. Patterned obscure glazed window to the side elevation. Double walk-in shower enclosure with rainfall showerhead fitting, fitted white vanity basin with cupboards under, low level WC, ceiling spotlights, tiled flooring, stainless steel ladder style radiator, fully tiled walls.

## OUTSIDE

The rear garden is a generously sized garden, mainly laid to lawn and offering a good deal of privacy and seclusion with timber overlap fencing to the boundary and a variety of trees and shrubs. At the end of the garden is steps leading up to a paved patio area, perfect for entertaining in the summer months. To the front of the property is a private tarmac driveway, providing off-road parking for 1 car and gives access to the integral garage. To the side of the property is a pedestrian gate giving side access with steps and pathway leading through to the back garden.

## SERVICES

All main services are connected to the property.

## VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

### The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

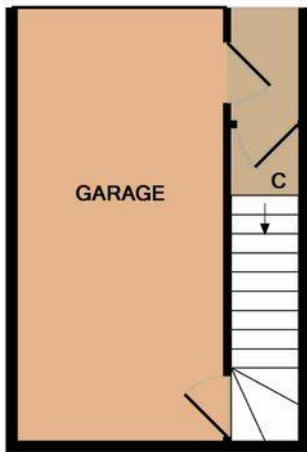
1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers 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 Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

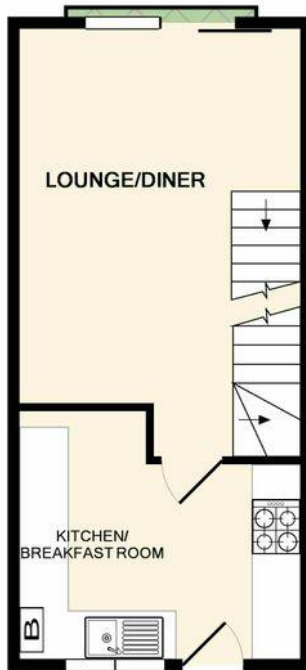
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

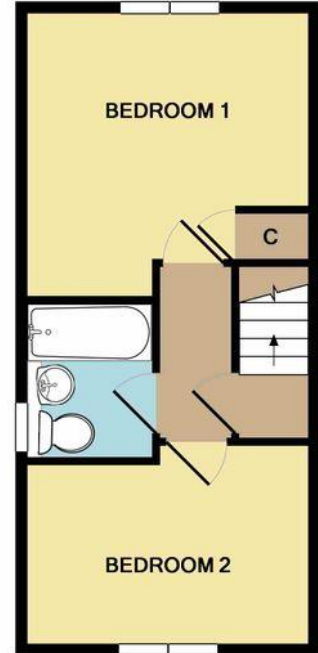




GROUND FLOOR



1ST FLOOR



2ND FLOOR

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  
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