

## Contact us

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## Email Us

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## Website

www.plymouthhomes.co.uk

## Opening Hours

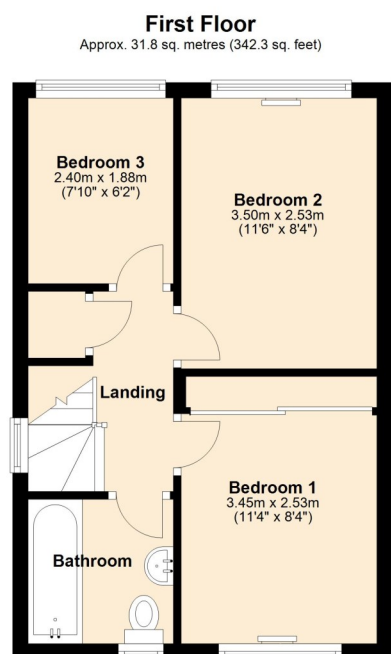
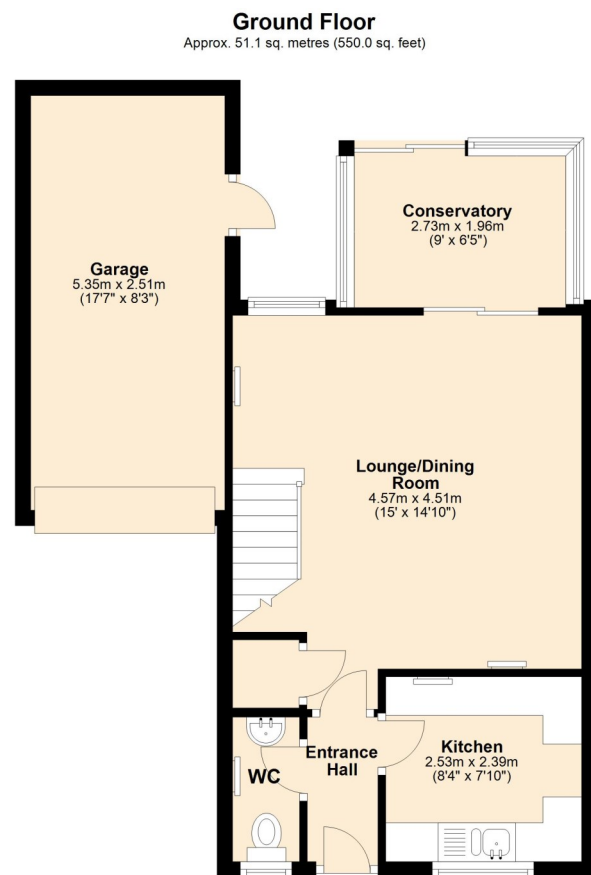
Monday - Friday  
9.15am—5.30pm

Saturday  
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:  
15/K/24 5593

## Floor Plans...



## Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH  
**HOMES** ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



THREE BEDROOMS  
GARAGE AND OFF ROAD  
PARKING  
POSITIONED CLOSE TO  
SCHOOLS  
WESTERLY FACING GARDEN  
NO ONWARD CHAIN

14 Widey Court, Crownhill,  
Plymouth, PL6 5UB

We feel you may buy this property because...  
'of its superb location and the potential on offer.'

**£259,950**

www.plymouthhomes.co.uk

Energy Efficiency Rating	
Current	Potential
	87
	71

Very energy efficient - lower running costs

(92+) A

(81-91) B

(69-80) C

(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

WWW.EPC4U.COM

**Number of Bedrooms**

Three Bedrooms

**Property Construction**

Cavity Brick Walls

**Heating System**

Gas Central Heating

**Water Meter**

TBC

**Parking**

Driveway and Garage

**Outside Space**

Enclosed Garden

**Council Tax Band**

C

**Council Tax Cost 2024/2025**

Full Cost: £1,968.77

Single Person: £1,476.58

**Stamp Duty Liability**

First Time Buyer: Nil

Main Residence: £497.50

Second Home or Investment

Property: £13,495

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents and that stamp duty rates will increase on 1st April 2025.

**What3words Location**

///wiser.jazz.critic

**Flood Risk Summary**

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

**Maximum Broadband Available**

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

**Introducing...**

This end terraced family home is situated in a sought after location and within close proximity to Widey Court School, Egguckland Community College and also Crownhill village shops with its array of shops and convenience stores. The accommodation comprises entrance hall, downstairs WC, kitchen, a lounge/dining room, conservatory, three bedrooms and a family bathroom. Further benefits include double glazing and gas central heating. Externally there is an enclosed westerly facing rear garden aswell as off road parking and garage. Although the property does require a course of modernisation and improvement, Plymouth Homes would strongly recommend an internal inspection to appreciate the location, accommodation and potential on offer.

**The Accommodation Comprises...****GROUND FLOOR****ENTRANCE**

Entry via uPVC part glazed front door opening into entrance hall.

**ENTRANCE HALL**

Coving to ceiling.

**WC**

Obscure double glazed window to front, fitted with a two piece suite comprising wash hand basin, WC, fully tiled walls, radiator, coving to ceiling.

**KITCHEN****2.53m (8'4") x 2.39m (7'10")**

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit, spaces for washing machine, fridge, freezer and cooker, wall mounted cooker hood, double glazed window to front, radiator, coving to ceiling, wall mounted gas boiler serving the heating system and domestic hot water.

**LOUNGE/DINING ROOM****4.57m (15') x 4.51m (14'10")**

Double glazed window to rear, built-in storage cupboard, two radiators, coving to ceiling, stairs rising to the first floor landing, double glazed sliding door to the conservatory.

**CONSERVATORY****2.73m (9') x 1.96m (6'5")**

Of uPVC construction with double glazed windows to the sides and rear and double glazed sliding door to garden.

**FIRST FLOOR****LANDING**

With double glazed window to the side, built in storage cupboard and access to loft space.

**BEDROOM 1****3.45m (11'4") x 2.53m (8'4")**

With double glazed window to the front, built-in wardrobe, radiator, coving to ceiling.

**BEDROOM 2****3.50m (11'6") x 2.53m (8'4")**

With double glazed window to the rear, radiator, coving to ceiling.

**BEDROOM 3****2.40m (7'10") x 1.88m (6'2")**

With double glazed window to the rear, radiator, coving to ceiling.

**BATHROOM****1.88m (6'2") x 1.87m (6'1")**

Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin, WC, tiled walls, frosted double glazed window to the front, coving to ceiling.

**OUTSIDE:****FRONT**The property is approached from the front via a shared driveway. The front garden has a selection of shrubs and also has access to an **8.35m (27'5")** long drive leading to a single garage.**REAR.**There is an enclosed, westerly facing rear garden measuring **7.28m (23'11) x 9.7m (31'10)** with paving slabs and pond.**GARAGE****5.35m (17'7") x 2.51m (8'3")**

Attached single garage with power and light connected with remote-controlled electric up and over door, door to rear garden.