

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

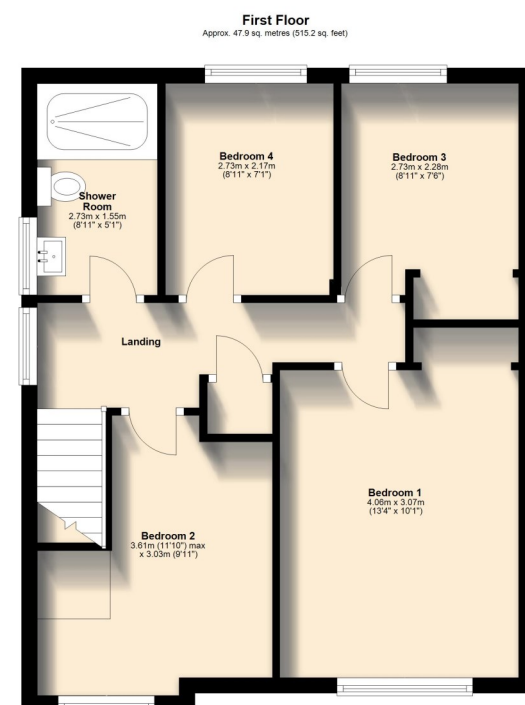
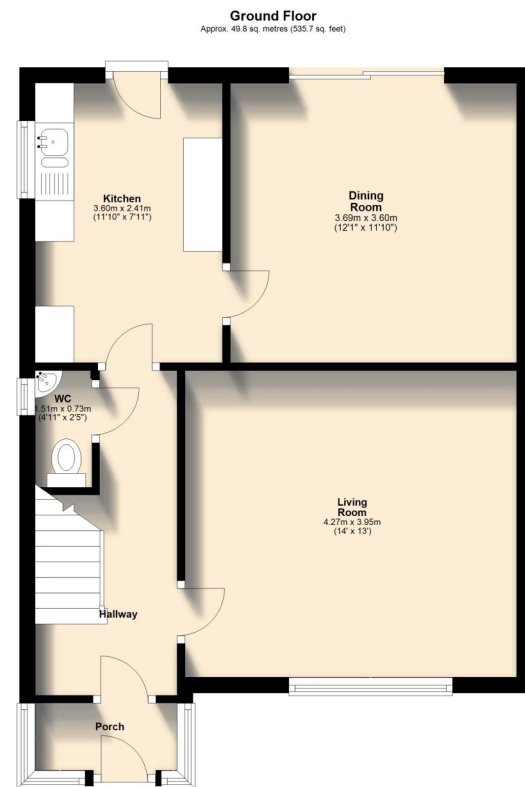
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

09/A/26 5849

Floor Plans...

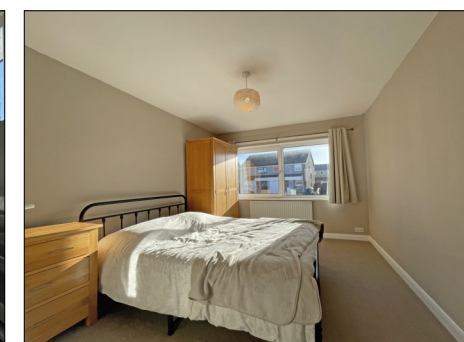


Further Information...

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



SEMI DETACHED HOUSE

POPULAR LOCATION

CUL-DE-SAC

FOUR BEDROOMS

SINGLE GARAGE

PRIVATE DRIVEWAY

CLOSE TO DERRIFORD

**12 Treago Gardens, Widewell
Plymouth, PL6 7EJ**

We feel you may buy this property because...

‘Of the popular residential location and cul-de-sac position.’

£320,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		Current	Potential
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
Four Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
TBC

Parking
Driveway and Garage

Outside Space
Enclosed Garden

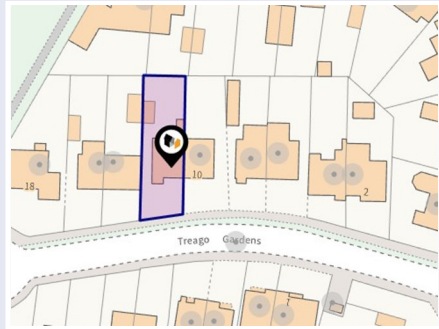
Council Tax Band
C

Council Tax Cost 2025/2026
Full Cost: £2,067.04
Single Person: £1,550.28

Stamp Duty Liability
First Time Buyer: £1,000
Main Residence: £6,000
Home or Investment
Property: £22,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing...

This well-presented family home is positioned within walking distance of Widewell Primary School and offers spacious living accommodation. In brief, the property comprises entrance porch, hallway, downstairs WC, living room, kitchen and dining room. On the first floor there are four bedrooms and a shower room. Further benefits include double glazing and gas central heating. Externally, there is an enclosed rear garden, driveway for 3-4 cars and a single garage. Plymouth Homes would strongly recommend an internal inspection of this lovely house to appreciate its location and the accommodation on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE
A uPVC glazed entrance door opens into the porch.

PORCH
1.99m (6’6”) x 0.87m (2’10”)
With double glazed windows to the front and sides, windows and door into the entrance hall.

HALLWAY
With radiator, stairs rising to the first-floor landing with an under-stairs storage cupboard.

WC
1.51m (4’11”) x 0.73m (2’5”)
With a frosted double glazed window to the side and fitted with a two piece suite comprising vanity wash hand basin, low level WC.

LIVING ROOM
4.27m (14') x 3.95m (13')
A lovely sized, south facing reception room with double glazed window to the front, radiator.

DINING ROOM
3.69m (12’1”) x 3.60m (11’10”)
A further good sized reception with radiator, uPVC glazed sliding door opening onto the rear garden.



KITCHEN
3.60m (11’10”) x 2.41m (7’11”)
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, space for cooker, double glazed window to the side, tiled splashbacks, recessed ceiling spotlights, uPVC glazed door opening onto the rear garden.

FIRST FLOOR

LANDING
With double glazed window to the side, airing cupboard, access to part boarded loft space with retracting ladder and light and also housing the combination boiler.

BEDROOM 1
4.06m (13’4”) x 3.07m (10’1”)
A good sized double bedroom with double glazed window to the front, radiator, built in storage.

BEDROOM 2
3.61m (11’10”) max x 3.03m (9’11”)
A further double bedroom with double glazed window to the front, radiator.

BEDROOM 3
2.73m (8’11”) x 2.28m (7’6”)
A single bedroom with double glazed window to the rear, radiator, built in storage.



BEDROOM 4
2.73m (8’11”) x 2.17m (7’1”)
A further single bedroom with double glazed window to the rear, radiator.

SHOWER ROOM
2.73m (8’11”) x 1.55m (5’1”)
Fitted with a three-piece suite comprising low level WC, walk in shower, vanity wash hand basin, partially tiled walls, frosted double glazed window to the side.

OUTSIDE

FRONT
A low maintenance front garden with stone chippings, paved driveway measuring approximately **19.20m (63’10”) x 2.13m (7’08”)**, providing parking for several vehicles, and leading to the main entrance, garage and gate into the rear garden.

REAR
The rear opens to a north facing, well maintained garden measuring approximately **14.02m (46’03”) at the longest x 9.14m (30’10) at the widest**. Much of the garden is laid to lawn with a paved seating area, pathways and enclosed by fencing.

GARAGE
A single garage with garage door to the driveway.

