



Widewell Road, Widewell, Plymouth
Plymouth

£465,000

A superb three/four bedroom detached dormer bungalow with multi-generational living, occupying a generous level south facing plot situated in this highly regarded residential location offering easy access to local amenities. The living accommodation which is well presented throughout is arranged over two levels and comprises, entrance hall, lounge, dining room, modern fitted kitchen, sitting room/bedroom four, cloakroom, bathroom, large double bedroom with en suite shower room on the ground floor. On the first floor the landing leads to two further double bedrooms and a shower room. Externally to the front there is a herringbone driveway providing parking for several vehicles and at the rear there is a generous level south facing garden. The property benefits from PVCu double glazing and gas central heating an internal viewing is highly recommended to truly appreciate this wonderful versatile family home.

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.

OUTGOINGS PLYMOUTH

We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2025/2026 is £2842.17 (by internet enquiry with Plymouth City Council). These details are subject to change.



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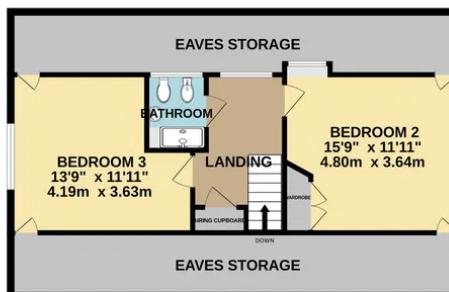
UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage xxx, broadband connection xxx.

GROUND FLOOR
1352 sq.ft. (125.6 sq.m.) approx.



1ST FLOOR
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 2120 sq.ft. (196.9 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	63
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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 2023.

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Lawson Property

3-5 Woolwell Crescent Plymouth Devon PL6 7RB

01752 791333

plymouth@lawsonproperty.co.uk

<https://lawsonproperty.co.uk/>

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