

LAWSON

Estate Agency...Only Better



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.

ACCOMMODATION

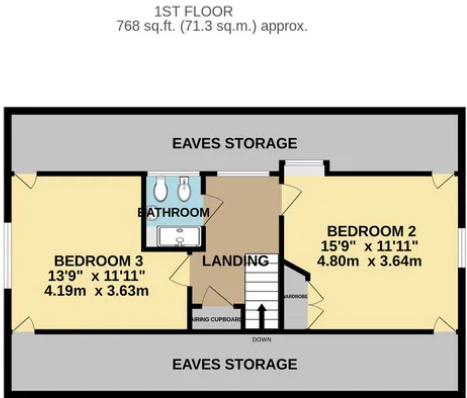
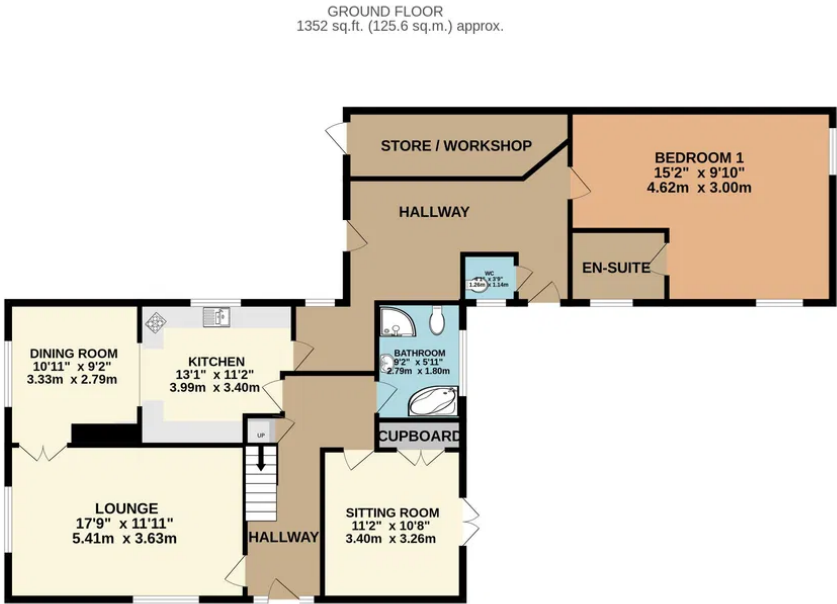
Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

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.

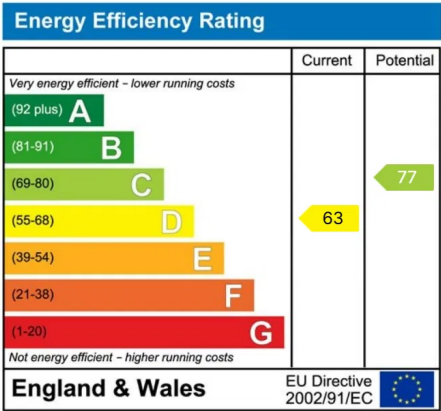
BUYERS INFORMATION

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). We carry this out through a secure platform to protect your data. 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.



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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