

10 Holne Chase, Widewell, Plymouth, PL6 7UB

£125,000

Plymouth

A spacious two double bedroom second floor apartment situated in this highly sought after North Plymouth development offering easy access to local amenities. The living accommodation, which is well presented throughout in tasteful neutral colours, comprises; communal entrance hall with entry phone system with stairs leading to a private entrance hall with built-in storage. This leads to a generous lounge/diner with Juliet balcony a fitted kitchen and bathroom and two double bedrooms.

Externally, the property is set within communal gardens and has one allocated parking space. The property benefits from PVCu double glazing and gas central heating.

Living accommodation
Approach through part glazed front door with entry phone system to

COMMUNAL ENTRANCE HALL
Stairs to top floor, wooden front door leads to

PRIVATE ENTRANCE HALL
Built-in storage cupboard, access to loft, doors to all accommodation.

LOUNGE
PVCu double glazed patio doors to front with Juliet balcony, radiator.

KITCHEN
Roll edged work surfaces with cupboards and drawers under and matching wall units, single drainer and sink unit with mixer tap, electric cooker point, plumbing for washing machine, gas boiler which serves domestic hot water and central heating system, tiled splash backs, PVCu double glazed windows to front.

BEDROOM ONE
PVCu double glazed window to rear, radiator.

BEDROOM TWO
PVCu double glazed window to rear, radiator.

BATHROOM
Matching suite comprising panel bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, part tiled walls, PVCu frosted windows to rear.

EXTERNALLY
The property is set within communal gardens and has one allocated parking space.

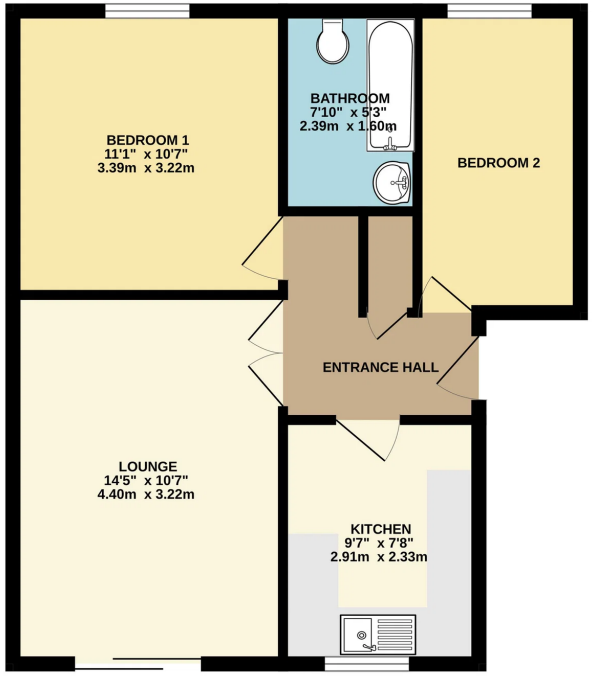
WIDEWELL
Widewell is a small residential area located to the north of Plymouth, positioned close to Roborough, Birdcage Farm, and Southway. Set on the edge of the countryside, it lies approximately one mile from Dartmoor National Park and around five miles from the city centre.

The area benefits from convenient local amenities, including a Park and Ride service, nearby Toby Carvery, and a local surgery. It is also within easy reach of the Woolwell area, where residents can find a Tesco Extra, Lidl and other everyday facilities.





GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.

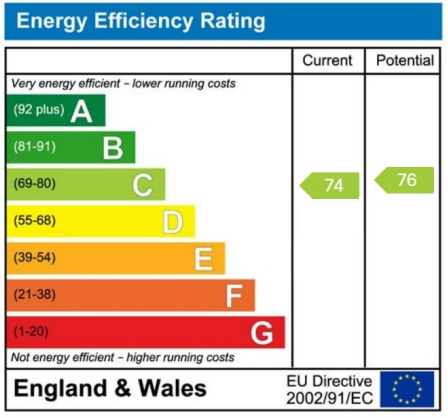


TOTAL FLOOR AREA : 513 sq.ft. (47.6 sq.m.) approx.

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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OUTGOINGS PLYMOUTH

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2026/2027 is £1899.22 (by internet enquiry with Plymouth City Council). These details are subject to change. The property is held on a leasehold basis with 93 years remaining and a service charge of £1,363 PA

UTILITIES

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

SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

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.
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